



20a Mill Green Road
Haywards Heath, West Sussex. RH16 1XQ



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£275,000

This splendid imaginatively converted and extended maisonette offers bright, spacious and well designed accommodation arranged over two floors. This excellent home has the benefit of its own entrance, gas fired central heating and double glazed replacement windows throughout, incorporates 2 bedrooms, a stylish shower room with white suite, good size living room and a spacious comprehensively fitted contemporary kitchen complete with appliances. There is a block paved area at the front suitable for parking (permission applied for) and there is space at the rear for a further vehicle and there is space at the rear for a further vehicle subject to separate negotiation.

Situated in this popular mature location just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Waitrose and Sainsbury's superstores are in the immediate vicinity as is the Dolphin Leisure complex whilst the town centre is within easy reach offering a wide range of shops and includes The Broadway with its array of restaurants. Gatwick Airport is about 12.6 miles to the north, the cosmopolitan city of Brighton is 15.8 miles to the south, the A23 is approximately 5 miles to the west providing a direct route to the motorway network.



Own Ground Floor Entrance Part glazed panelled front door to: **Entrance Lobby** Stairs to:

FIRST FLOOR

Split Level Landing Double glazed window. Radiator. Stairs to top floor.

Living Room 12'3" x 12'3" (3.73m x 3.73m) Most attractive decorative cast iron fireplace and surround. TV aerial point. Telephone point. Double glazed window. Radiator.

Excellent Kitchen/Breakfast Room 12'3" maximum x 9'1" (3.73m x 2.77m) Comprehensively fitted with an attractive range of contemporary grey coloured units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, integrated **washing machine** under. Built-in **electric oven**, **4 ring induction hob** over. Range of wall cupboards with worktop lighting. Recessed worktop, cupboards under and wall cupboards over, one housing Glow-worm gas boiler. Double glazed window. Radiator. Part tiled walls. Wood effect laminate flooring.

TOP FLOOR

Landing Skylight.

Bedroom 1 11'10" x 10'7" (3.61m x 3.23m) maximum, with sloping ceiling at one end incorporating double glazed velux window, further high level double glazed window and skylight. Radiator.

Bedroom 2 10'7" x 7'3" (3.23m x 2.21m) Double aspect with 2 double glazed windows. Radiator.

Luxury Shower Room White suite comprising fully tiled glazed shower with Aqualisa digital control, close coupled wc and basin with single lever mixer tap, cupboard beneath. Heated ladder towel warmer/radiator. Extractor fan. Skylight. Vinyl flooring.

OUTSIDE

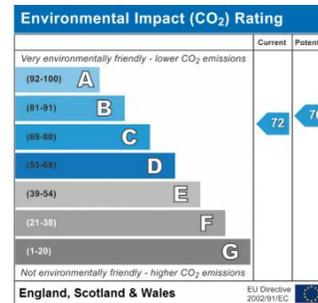
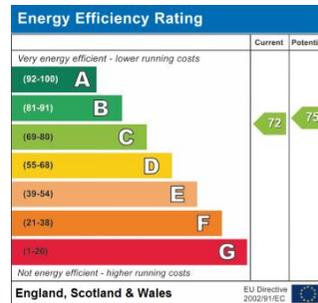
Block Paved Area to the Front Planning permission submitted to provide parking space.

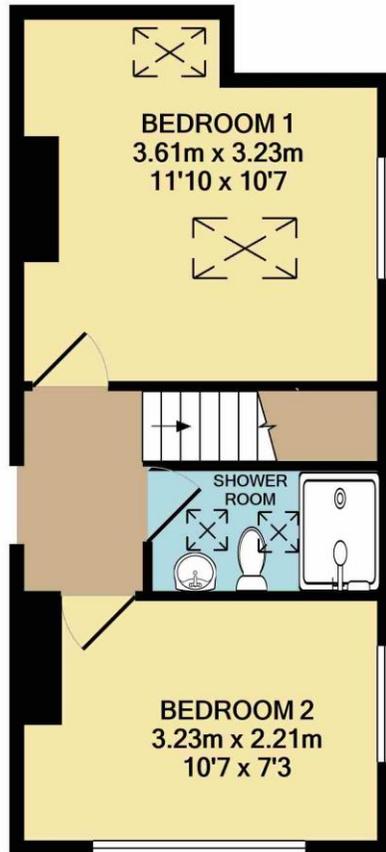
OUTGOINGS

Ground Rent To be advised.

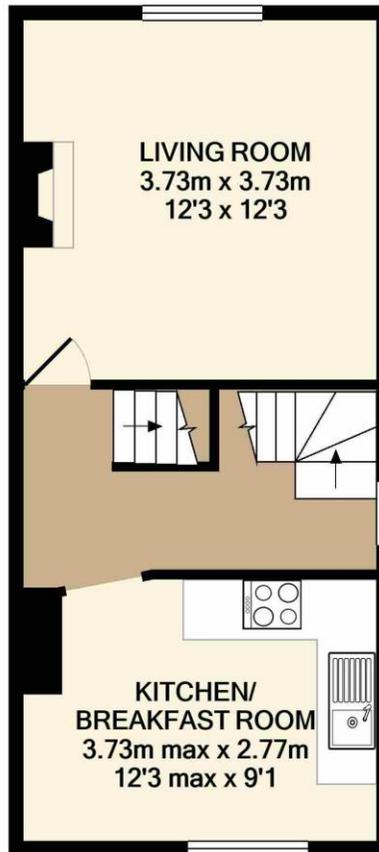
Maintenance To be advised.

Lease New 125 years.



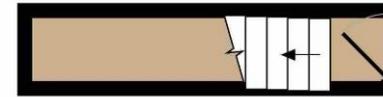


2ND FLOOR
APPROX. FLOOR
AREA 28.8 SQ.M.
(310 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.6 SQ.M.
(329 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.2 SQ.M. (670 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 2.9 SQ.M.
(31 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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