



86b Priory Way
Haywards Heath, West Sussex. RH16 3NP

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£325,000

This excellent recently built semi-detached house constructed and finished to an extremely specification in 2016 offers bright and well-designed accommodation. The house features a large comprehensively fitted kitchen with breakfast room complete with appliances, a fine sitting and dining room with doors opening to the rear garden, downstairs cloakroom, 2 double bedrooms both with en suite shower/bathroom. The property has the benefit of gas central heating (combination boiler) and double glazing, there is a block paved double width drive to the front offering parking for 2 vehicles and the easily managed paved rear garden enjoys a westerly aspect. The property also has the remainder of a 10 year NHBC warranty

Situated in this much favoured central location just a short walk to the town centre offering a wide range of shops, an array of restaurants in The Broadway and Victoria Park with its tennis courts. Haywards Heath main line station is close at hand providing a fast and frequent service to London (Victoria/London Bridge 42-45 minutes) and the town has a modern leisure centre, a Waitrose and Sainsbury's superstore. There are several well regarded schools in the locality, the A23 lies about 5 miles to the west giving direct access to the motorway network, Gatwick Airport is 14 miles to the north and the cosmopolitan city of Brighton and the coast is 14.2 miles to the south. The South Downs National Park and Ashdown Forest are within an easy drive both offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Entrance Hall Attractive double glazed panelled composite front door. Good size under stairs storage cupboard. Radiator. Ceiling down lighters. Stairs to first floor.

Cloakroom Close coupled wc and basin with single lever mixer tap, tiled splashback and cupboard beneath. Extractor fan. Radiator. Ceiling down lighters. Tiled floor.

Sitting and Dining Room 18'4" x 11'9" (5.59m x 3.58m) *narrowing to 6'8" (2.03m)* Enjoying a westerly aspect and an outlook over the garden. TV aerial point. Double glazed window. 2 radiators. Double glazed casement doors to rear garden.

Excellent Kitchen with Breakfast Room Limed oak effect laminate flooring.

Kitchen 11'7" x 11'2" (3.53m x 3.40m) Comprehensively fitted with an attractive range of shaker style units with laminate work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces to three sides with numerous cupboards, drawers, integrated **washing machine** and **dishwasher** beneath. Built-in brushed steel **electric oven**, matching **4 ring gas hob**, glass splash back and brushed steel extractor hood over. Range of wall cupboards and corner shelf unit, further range of wall cupboards. Integrated tall **fridge** and **freezer**. Worktop lighting. Double glazed window. Ceiling down lighters.

Breakfast Room 7'6" x 5'8" (2.29m x 1.73m) Wall mounted TV aerial point. Double glazed window. Radiator.

FIRST FLOOR

Landing Hatch with pull down timber ladder to well insulated and part floor boarded loft space housing Glow-worm gas combination boiler. Built-in slatted shelved linen cupboard with electric bar heater. Double glazed window. Radiator. Ceiling down lighters.

Bedroom 1 11'7" x 10'7" (3.53m x 3.23m) Large built-in triple wardrobe incorporating hanging rails and shelving with sliding doors. TV aerial point. Double glazed window. Radiator.

En Suite Bathroom with Shower White suite comprising bath with mixer tap, tiled surround, fully tiled glazed shower with rain water and hand held fitments, basin with single lever mixer tap, tiled splash back and cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Double glazed window. Ceiling down lighters. Electrically heated tiled floor.

Bedroom 2 11'7" x 8'9" (3.53m x 2.67m) *plus door recess* Large built-in triple wardrobe incorporating hanging rails and shelving with sliding doors. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled shower with rain water and hand held fitments, glazed door, basin with single lever mixer tap, tiled splashback and cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Double glazed window. Ceiling down lighters. Electrically heated tiled floor.

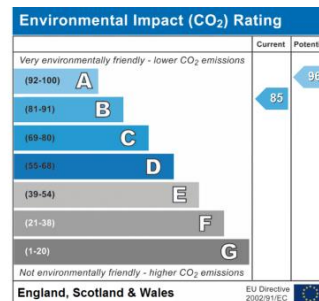
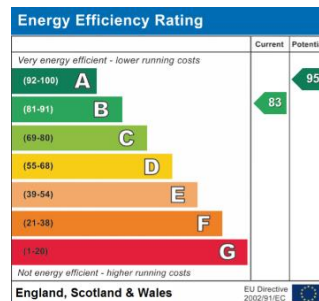
OUTSIDE

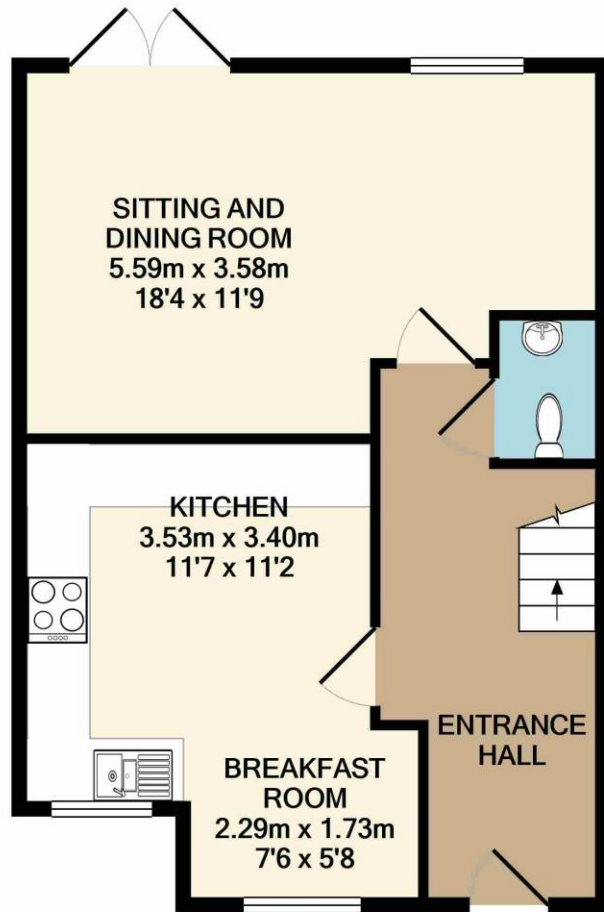
Block Paved Double Width Drive Offering parking for 2 vehicles. Outside light, water tap and power point.

Easily Managed Rear Garden Hard landscaped, arranged with Indian stone paved terrace with well stocked herbaceous borders containing flowers and shrubs including jasmine, clematis, etc. **Timber shed**. Outside light. Side access with outside light and gate to front.

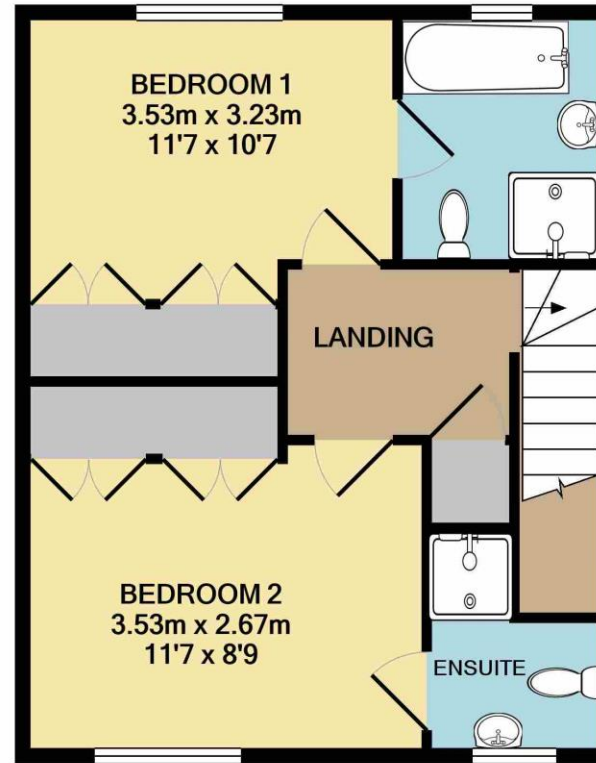
Note: The property shares the use of a pump for waste water, maintenance cost is about £90 per annum.

Estate Agents Act 1979 Declaration of Personal Interest - The owner is a director of Mark Revill & Co Limited.





GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (936 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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