



**25 Brooklands**  
Haywards Heath, West Sussex. RH16 4TR

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£415,000

This superb semi-detached house offers bright, spacious and versatile accommodation arranged over three floors. The property incorporates 3 top floor bedrooms, en suite shower room to the main bedroom and a bathroom, a splendid L shaped living room with Juliet balcony enjoying an attractive wooded outlook to the front, an excellent fitted kitchen/breakfast room, useful utility room and on the entrance floor there is a home office/guest bedroom plus shower/cloakroom. The house has the benefit of gas fired central heating and double glazing, there is an integral garage approached by a private drive and the most attractive rear garden enjoys a favoured southerly aspect.

Situated on the southern edge of Haywards Heath within walking distance of local shops, the well regarded Bolnore Village Primary School and the recreation ground. The town is within easy reach offering a wide range of shops, The Broadway with its array of restaurants, the Dolphin leisure complex, Sainsbury's and Waitrose superstore and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 is easily accessible via the bypass offering a direct route to



the motorway network, Gatwick Airport is 14.3 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. Both the South Downs National Park and Ashdown Forest are within a short drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Double glazed panelled front door to:

**Hall** Built in coats/storage cupboard. Good size understairs recess. Door to garage. Laminate flooring. Stairs to first floor.

**Shower/Cloakroom** Fully tiled glazed shower cubicle, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls.

**Home Office/Guest Bedroom 4** 2 double glazed windows. Radiator. Laminate flooring. Double glazed casement doors to lower paved garden area.

## FIRST FLOOR

**Landing** Built in storage cupboard. Stairs to first floor.

**Living Room** 16'3" x 15'5" (4.95m x 4.70m) narrowing to 9'8" (2.95m) A fine room enjoying an attractive wooded outlook with double glazed casement doors and a **Juliet balcony**. TV aerial point. 3 double glazed windows. 2 radiators with decorative covers.

**Kitchen/Dining Room** 16'3" x 9'8" (4.95m x 2.95m) Comprehensively fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped work top, cupboards, drawers and integrated **dishwasher** beneath. Built in brushed steel **electric oven**, **4 ring gas hob** and extractor hood over. Good range of wall cupboards. Integrated tall **fridge/freezer**. 2 double glazed windows. Radiator. Ceiling downlighters. Part tiled walls. Tiled floor. Double glazed casement doors to rear garden.

**Utility Room** 6'9" x 6'2" (2.06m x 1.88m) Inset stainless steel sink with mixer tap, L shaped work top

with appliance space, plumbing for washing machine and space for tumble drier beneath. Range of fitted open shelving. Double glazed window. Radiator. Tiled floor.

## TOP FLOOR

**Landing** Hatch to loft space.

**Bedroom 1** 15'2" x 10'9" max (4.62m x 3.28m) Built in double wardrobe. TV aerial point. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled shower with bi-fold glazed door, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Shaver point. Heated ladder towel warmer/radiator. Double glazed window. Part tiled walls.

**Bedroom 2** 9'7" x 9'7" (2.92m x 2.92m) Double glazed window. Radiator.

**Bedroom 3** 9'7" x 6'6" (2.92m x 1.98m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Part tiled walls.

## OUTSIDE

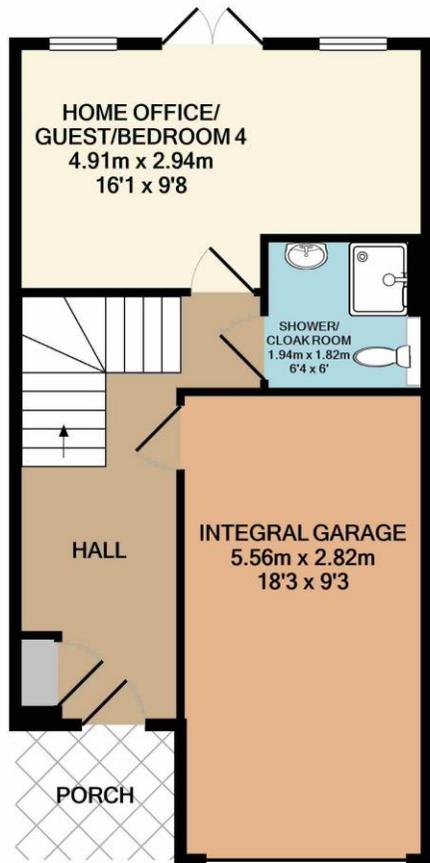
**Integral Garage** 18'3" x 9'3" (5.56m x 2.82m) Light and power points.

**Private Drive** Block paved.

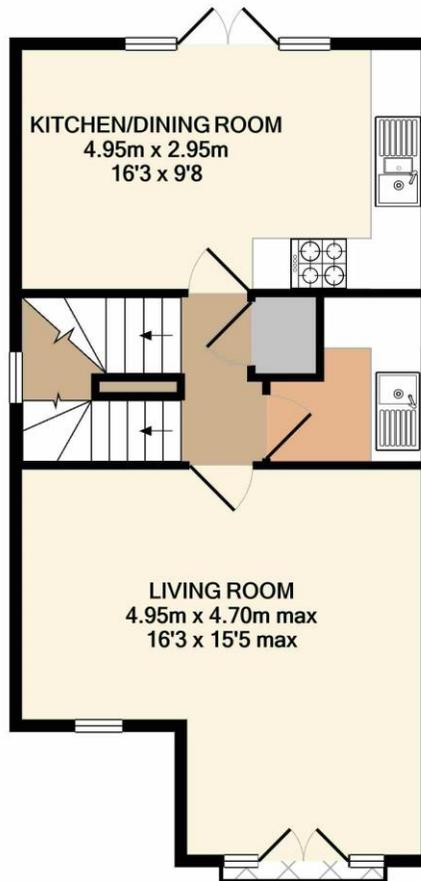
**Front Garden** Stone filled interspersed with shrubs, small trees including acer and hedge to front boundary.

**South Facing Rear Garden** Arranged as level artificial lawn with a specimen established robinia tree, beds at the far end planted with a variety of colourful flowers and tree. Rear gate. The garden is approached by a raised timber decking and steps from the kitchen and is fully enclosed by timber fencing. Lower paved garden area approached from ground floor.

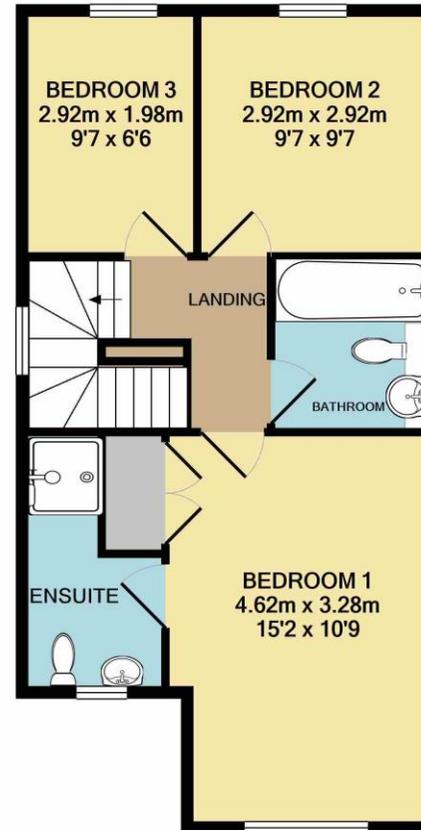




GROUND FLOOR  
APPROX. FLOOR  
AREA 44.0 SQ.M.  
(473 SQ.FT.)



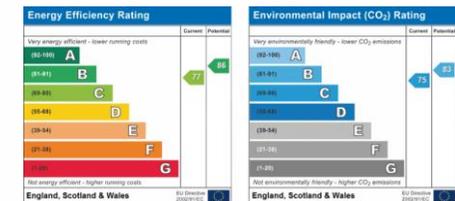
1ST FLOOR  
APPROX. FLOOR  
AREA 44.3 SQ.M.  
(477 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 44.3 SQ.M.  
(477 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.6 SQ.M. (1428 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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