



29 Newton Court
Perrymount Road, Haywards Heath, West Sussex. RH16 3BL



Mark Revill & Co

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£280,000

This attractive end of terrace house offers bright and well presented accommodation having the benefit of gas fired central heating, cavity wall insulation and double glazed replacement windows. This delightful home incorporates a good size extended sitting/dining room, a well fitted kitchen, downstairs cloakroom, 2 good size bedrooms (one with a bespoke fold away double bed) and a refitted bathroom. There is a garage and the most attractive easily managed paved rear garden is fully enclosed by mature clipped camellias.

Situated in a tucked away yet central location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There is a rear gate from Newton Court providing direct access to the lovely Clair Park and woodland, The Broadway with its array of restaurants is close at hand as is the town centre with its wide range of shops. The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are also in the vicinity, whilst the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is approximately 13 miles to the north, the cosmopolitan city of Brighton and the coast is just over 15



miles to the south, whilst the South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby Approached by double glazed sliding doors. Glazed door to:

Hall Good size understairs coats/storage cupboard with shelving. Radiator. Wood block flooring.

Cloakroom Basin with tiled surround, close coupled wc. Vinyl flooring.

Kitchen 11' x 6'10" (3.35m x 2.08m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L-shaped work top, cupboards and drawers under, adjacent tall shelved cupboard. Recess for cooker with gas point, extractor hood over. Matching L shaped work top, cupboards, drawers and appliance space with plumbing for washing machine under. Space for upright fridge/freezer. Range of wall cupboards and shelved unit. Wall mounted Worcester gas combination boiler. Double glazed window. Part tiled walls. Tiled floor.

Sitting and Dining Room 21'10" x 13' (6.65m x 3.96m) TV aerial point, 3 wall light points. 2 radiators. Part wood block flooring. Double glazed sliding doors to rear garden. Stairs to first floor.

FIRST FLOOR

Landing Hatch to part floor boarded and insulated loft space. Built in slatted shelved linen cupboard.

Bedroom 1 13' x 8' (3.96m x 2.44m) TV aerial point. 2 double glazed windows. Radiator.

Bedroom 2 9'6" x 8'9" (2.90m x 2.67m) plus wardrobe recess. Built in double wardrobe with floor to ceiling sliding mirror doors. One wall fitted with bespoke pull down double bed. Range of high level storage cupboards plus further storage cupboard with roller shutter door, cupboard beneath. Double glazed window. Radiator.

Bathroom White suite comprising bath with traditional mixer tap with telephone style attachment, independent shower over, glazed folding shower screen, pedestal basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Double glazed window. Part tiled walls. Vinyl flooring.

OUTSIDE

Garage In nearby block. Plus Visitors Parking.

Front Garden Neatly laid to lawn with established shrub. Entrance path.

Delightful Rear Garden Fully enclosed by mature camellias offering total shelter and seclusion. Paved with rear access gate.

OUTGOINGS

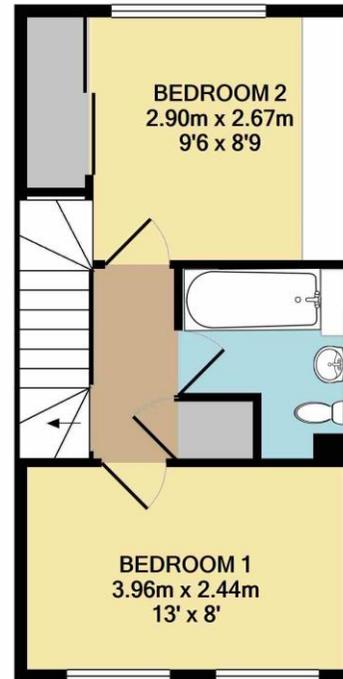
Service Charge About £34 per month (includes maintenance to the communal grounds).

Lease About 947 years unexpired.





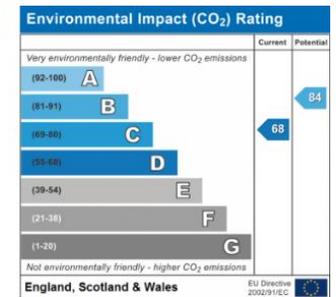
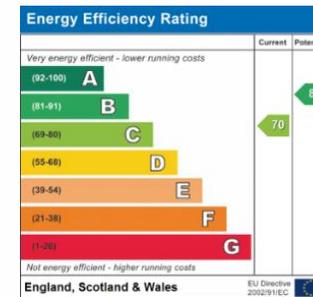
GROUND FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(399 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 29.5 SQ.M.
(318 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.6 SQ.M. (717 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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