



4 Cherry Place

Lower Village, Haywards Heath, West Sussex. RH16 4GY



Mark Revill & Co

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£385,000

This excellent end of terrace family house built about 14 years ago offers bright, spacious and well presented accommodation arranged over three floors. The property enjoys a favoured southerly aspect and an attractive wooded outlook to the rear, has the benefit of gas fired central heating and double glazing. The house incorporates 3 double bedrooms, en suite shower room to the main bedroom, bathroom, first floor living room, a well fitted kitchen/dining room complete with oven and hob, double glazed family room and a downstairs cloakroom. There is an integral garage approached by a private drive plus adjacent car parking area and the easily managed paved rear garden is fully enclosed and enjoys a favoured southerly aspect.

Situated in a quiet cul-de-sac just off Lower Village in this popular edge of town location within walking distance to the nearby recreation ground, the village square with its local shops and the well regarded Bolnore Village Primary School. Haywards Heath is within easy reach offering a wide range of shops, an array of restaurants, a modern leisure complex, Sainsbury's and Waitrose superstores and a mainline



railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The recently opened bypass provides easy access to the A23 which lies 5 miles to the west and offers a direct route to the motorway network, whilst 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. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Attractive Porch Hardwood panelled front door to:

Hall Radiator. Laminate flooring. Stairs to first floor. Door to garage.

Cloakroom White suite comprising close coupled wc and pedestal basin with tiled splashback. Double glazed window. Radiator. Vinyl flooring.

Kitchen/Dining Room 15'4" x 10'4" (4.67m x 3.15m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine under. Built-in Bosch brushed steel **electric double oven, 4 ring gas hob** with brushed steel extractor hood over. Range of wall cupboards, glazed cabinets and shelved unit. Wall cupboard housing Potterton gas boiler. Larder unit. Space for upright fridge/freezer. Walk-in downstairs coats/store cupboard. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Tiled floor. **Note:** All appliances available subject to negotiation.

Double Glazed Family Room 12'6" x 10'6" (3.81m x 3.20m) With vaulted double glazed ceiling and casement doors to rear garden. TV aerial point. Wall light point. Laminate flooring.

FIRST FLOOR

Landing Radiator.

Living Room 15'5" x 13'8" (4.70m x 4.17m) narrowing to 9'7" (2.92m) Enjoying an attractive wooded outlook. TV aerial point. 4 wall light points. Radiator.

Bedroom 3 15'5" x 9' (4.70m x 2.74m) narrowing to 6'6" (1.98m) Double glazed window. Radiator.

Bathroom White suite comprising bath with Mira mixer tap and shower attachment, fitted rail and curtain, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Heated towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Vinyl flooring.

TOP FLOOR

Landing Good size built-in slatted shelved airing cupboard housing Mega-flow hot water cylinder.

Bedroom 1 13' x 10'3" (3.96m x 3.12m) Large built-in double wardrobe. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower with a Mira fitment, bi-fold glazed door, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Heated towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Vinyl flooring.

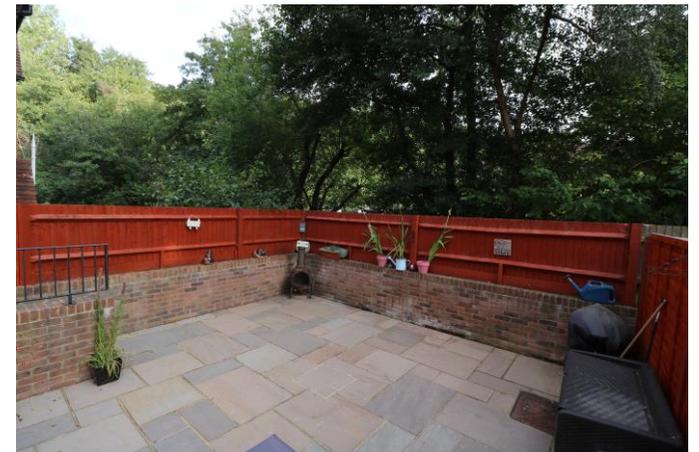
Bedroom 2 15'6" x 11'6" (4.72m x 3.51m) narrowing to 9'8" (2.95m) Large built-in double wardrobe. Display shelving. Hatch to loft space. Double glazed window. Radiator.

OUTSIDE

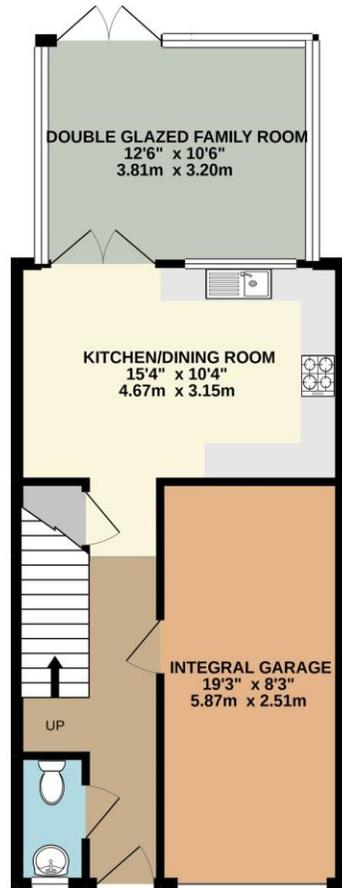
Integral Garage 19'3" x 8'3" (5.87m x 2.51m) Up and over door. Light and power points. Rear door. **Own Drive.**

Adjacent Car Parking Space Slate filled.

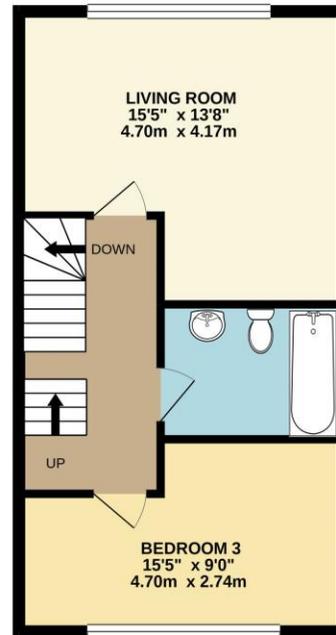
Easily Managed Rear Garden About 20 feet (6.10m) x 20 feet (6.10m). Enjoying a wooded outlook. Paved, fully enclosed by a brick wall and timber fencing. Water tap. Outside light and power point. Side access with gate to front.



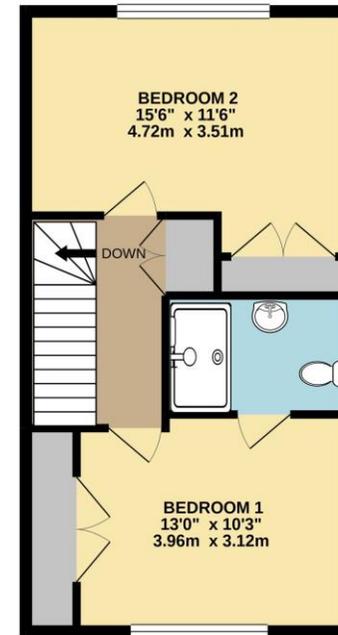
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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