



7 Cheney Crescent
Haywards Heath, RH16 4UE

■ ■ ■ Mark Revill & Co

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Guide Price £450,000 - £475,000

This exceptional recently built terraced house offers a bright, spacious and well designed contemporary interior arranged over three floors having the benefit of gas central heating and double glazing. This stylish home features 3 double bedrooms, a luxury en suite shower room to the main bedroom, modern bathroom, a superb living room with feature bay window enjoying distant views to the South Downs, cloakroom and a quality kitchen with dining room fitted with high gloss fronted units complete with Bosch appliances and double glazed doors opening to the rear garden. There is a large L shaped garage with utility/workshop approached by a private drive and the most attractive rear garden extends to about 33 feet in length arranged as a level well tended lawn with paved terrace and patio stocked with an abundance of established plants and shrubs.

Situated on the south east edge of Haywards Heath close to Princess Royal Hospital and within walking distance of a Sainsbury's Local. Haywards Heath town centre is about 1.3 miles distant with its wide range of shops, array of restaurants, several parks, a Waitrose and Sainsbury's superstore, modern leisure complex and a mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass offering a direct route to the motorway network, Gatwick Airport is 15.5 miles to the north and the cosmopolitan city of Brighton and the coast is about 14 miles to the south, whilst the South Downs National Park is just a short drive away offering a beautiful and natural venue for countryside walking.



GROUND FLOOR

Recessed Porch Attractive composite panelled front door to:

Spacious Hall Good size understairs coats/store cupboard. Radiator. Door to garage. Stairs to garden floor.

GARDEN FLOOR

Landing Large built-in airing cupboard housing Mega-flo unvented indirect cylinder and slatted shelf.

Living Room 21'10" x 11'11" (6.65m x 3.63m) Wide double glazed window with half plantation shutters. Further double glazed window and half plantation shutter. Media plate with TV/Satellite/FM/internet points. 2 radiators.

Cloakroom White suite comprising close coupled wc and pedestal basin with single lever mixer tap, tile splashback. Extractor fan. Tiled effect Amtico flooring.

Kitchen/Dining Room 17'6" x 9'10" (5.33m x 3m) Comprehensively fitted with a quality range of white high gloss fronted units with granite work surfaces and upstands complete with Bosch appliances comprising inset stainless steel bowl and a half sink with single lever mixer tap, extensive range of work surfaces, cupboards, drawers and integrated **dishwasher** beneath. Built-in **electric oven**, brushed steel **4 ring gas hob** with brushed steel splashback and cooker hood over flanked by wall cupboards. Integrated tall **fridge** and **freezer**. Wall mounted Potterton gas boiler. Worktop lighting. Ceiling downlighters to kitchen. Radiator. Double glazed window. Tiled effect Amtico flooring. Double glazed casement doors flanked by tall windows to rear garden.

TOP FLOOR

Landing Hatch to loft space.

Bedroom 1 12'11" x 10'1" (3.94m x 3.07m) Built-in triple wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled shower with glazed screen and door, close coupled wc and wall mounted basin with single lever mixer tap. Large mirror. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled effect Amtico flooring.

Bedroom 2 12'1" x 11'1" (3.68m x 3.38m) Internet/telephone point. Double glazed window. Radiator.

Bedroom 3 12'1" x 10'6" (3.68m x 3.2m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, glazed shower screen, wc with concealed cistern, wall mounted basin with single lever mixer tap. Large mirror. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Part tiled walls, fully tiled around bath. Wood effect Amtico flooring.

OUTSIDE

Integral Garage with Utility and Workshop Area 24'1" x 17'7" (7.34m x 5.36m) L shaped. Electrically operated roller door. Light and power points. Inset stainless steel sink with mixer tap, adjacent worktop, cupboard and plumbing for washing machine under. Wall cupboard.

Private Drive

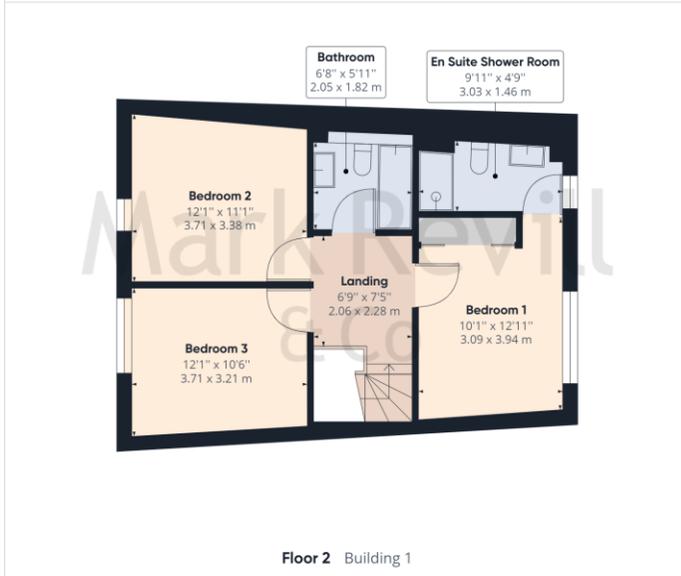
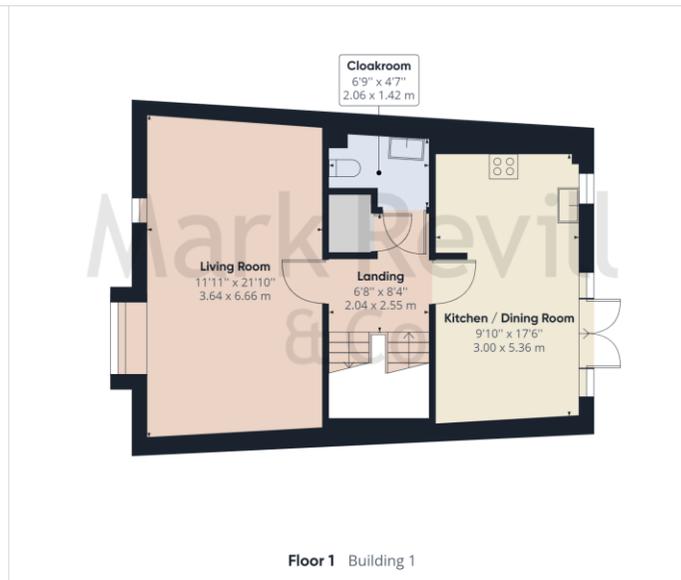
Front Garden Paved entrance path, adjacent stone filled bed, box hedging to party boundaries. Recess for dustbin storage.

Attractive West Facing Rear Garden About 33 feet (10.06m) in length. Arranged with well-tended level lawn, paved sun terrace adjacent to the house, paved path to one side to a further patio at the far end, herbaceous bed containing a wide variety of plants and shrubs. Water tap, power point and light point. The garden is fully enclosed with close boarded fencing incorporating a rear access gate.

Estate Maintenance £300 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	






Approximate total area⁽¹⁾
1553.44 ft ²
144.32 m ²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
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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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