



11 Acre Close
Haywards Heath, West Sussex. RH16 4NT

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£325,000

This excellent well presented terraced house offers bright, spacious and well planned accommodation having the benefit of gas fired central heating, double glazed replacement windows throughout and most rooms are wired for the internet. This delightful home incorporates 3 bedrooms, a refitted bathroom, fine sitting room and an excellent well fitted kitchen/diner plus a downstairs cloakroom. There is a car parking space located close by, further potential for off road parking to the front (subject to obtaining the usual planning consents) and the most attractive landscaped rear garden extends to about 34 feet in length arranged with timber decking and level lawn all fully enclosed with timber fencing.

Situated at the end of a close lying immediately off Rumbolds Lane in this popular established location close to Ashenground Woods and Victoria Park with its tennis court and within walking distance of the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the town has a modern leisure centre, Sainsbury's and Waitrose superstores and a



mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west providing 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.

GROUND FLOOR

Hall Attractive double glazed replacement front door. Built-in coats/store cupboard housing gas meter. Good size understairs recess. 2 further built-in storage cupboards. Wood effect laminate flooring. Radiator. Double glazed door to rear garden.

Cloakroom Low level wc and corner basin with tiled splashback. Double glazed window. Radiator. Wood effect laminate flooring.

Sitting Room 13'4" x 11'9" (4.06m x 3.58m) TV aerial point. Double glazed window. Radiator.

Kitchen/Diner 13'4" x 11'3" (4.06m x 3.43m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, extensive adjacent L shaped work surface and upstands, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher under. Fitted brushed steel **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards. Built-in **electric double oven**, cupboard under and over. Space for upright fridge/freezer. Further range of wall cupboards, one housing Worcester gas boiler. Double glazed window. Radiator. Part tiled walls. Tiled floor.

FIRST FLOOR

Landing Hatch to loft space. Built-in wardrobe/storage cupboard. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving.

Bedroom 1 11'10" x 10'7" (3.61m x 3.23m) plus door recess. Double glazed window. Radiator.

Bedroom 2 11'6" x 10'7" (3.51m x 3.23m) Built-in storage cupboard. Double glazed window. Radiator.

Bedroom 3 9' into door recess x 8'11" (2.74m x 2.72m) Shelved storage cupboard over stairwell. Double glazed window. Radiator.

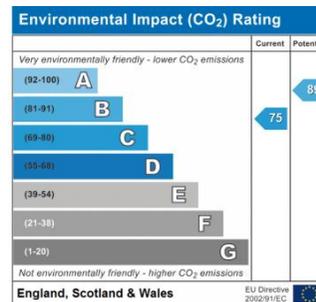
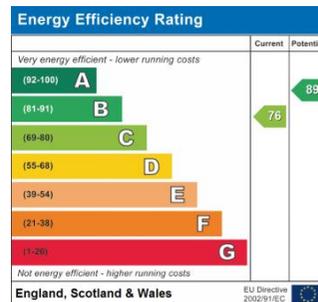
Bathroom White suite comprising bath with mixer tap and shower attachment, glazed shower screen, pedestal basin, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Quality vinyl flooring.

OUTSIDE

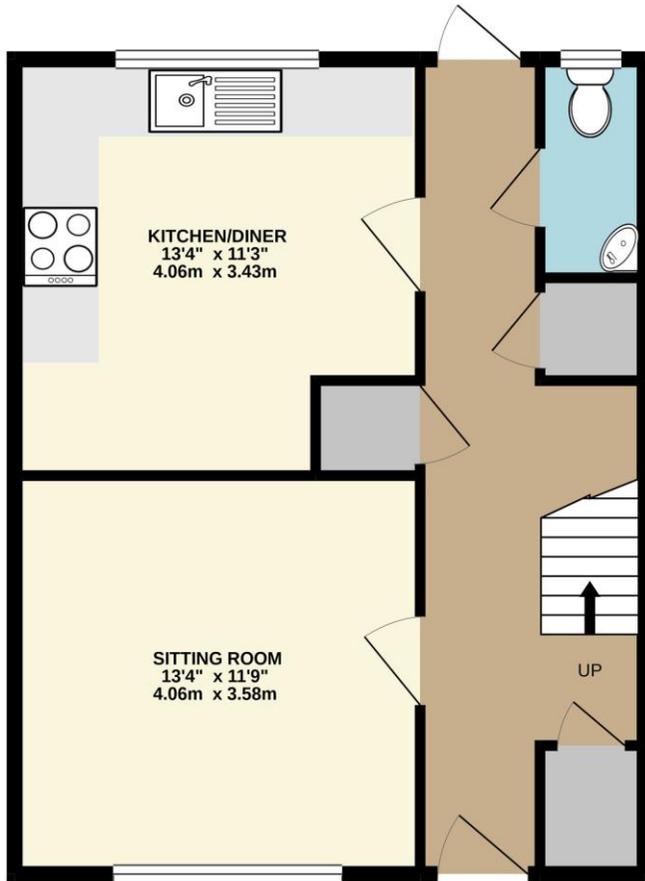
Car Parking Space

Front Garden Laid to lawn with paved path. Potential off street parking, subject to obtaining the usual consents.

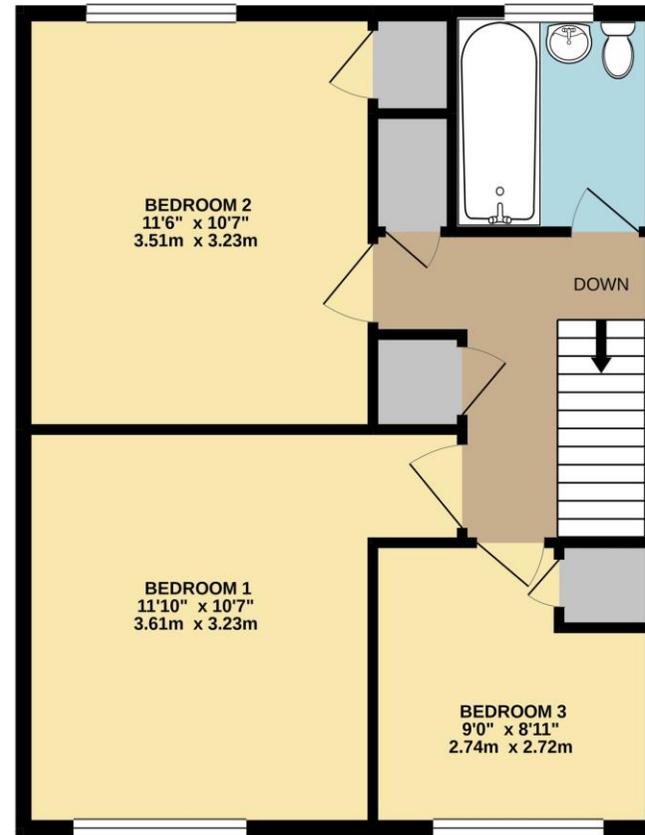
Attractive Rear Garden About 34 feet (10.36m) in length. Arranged with timber decking adjacent to the house flanked by bench seating, timber retaining walls, and level lawn with paved path. **Brick outhouse** and **timber shed**. The garden is fully enclosed by timber fencing incorporating a rear access gate.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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