



24 Courtlands
Haywards Heath, West Sussex. RH16 4JD

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£365,000

This extremely spacious town house offers bright and well planned accommodation arranged over three floors. The property has the benefit of gas fired central heating and double glazed replacement windows and incorporates 4 bedrooms, bathroom, first floor west facing living room, separate dining room, cloakroom, spacious family room with utility area (formerly the garage) and a kitchen. There is a private drive plus parking and the rear garden enjoys a favoured westerly aspect arranged on two tiers with a raised timber decking, level lawn and play area.

Situated in this popular established cul-de-sac lying immediately off Haywards Road within a short walk to the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups, the Dolphin Leisure complex is close at hand as is Waitrose, Sainsbury's superstores and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to



the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Hall Double glazed replacement front door and side screen. Built-in storage cupboard. Large built-in coats/storage recess. Good size understairs storage cupboard. Radiator. Wood effect laminate flooring.

Cloakroom Close coupled wc and basin with tiled splashback. Double glazed window. Radiator. Vinyl flooring.

Family Room with Utility Area 19'2" x 8'2" (5.84m x 2.49m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboard and appliance space with plumbing for washing machine and vent for tumble dryer under. Wall cupboard housing Vaillant gas boiler (installed in January 2019). Large range of tall storage cupboards, incorporating some shelving. Electrically heated vinyl flooring.

Kitchen 11'5" x 7' (3.48m x 2.13m) Inset composite bowl and a half sink with mixer tap, extensive adjacent worktops, cupboards, drawers, shelving and appliance space with plumbing for dishwasher under. Range of wall cupboards including glazed cabinets. Good range of wall cupboards. Recess for cooker with extractor hood over. Double glazed window. Part tiled walls. Tiled floor.

Dining Room 11'5" x 8'8" (3.48m x 2.64m) Serving hatch to kitchen. Radiator. Double glazed sliding door to rear garden. Wood effect laminate flooring.

FIRST FLOOR

Landing Good size built-in storage cupboard.

Living Room 16'2" x 11'5" (4.93m x 3.48m) Enjoying a favoured westerly aspect and distant views. Fireplace. Large double glazed picture window overlooking rear garden.

Bedroom 3 10' x 8'10" (3.05m x 2.69m) Double glazed window. Radiator.

Bedroom 4 10' x 7' (3.05m x 2.13m) Double glazed window.

TOP FLOOR

Landing Large built-in storage cupboard with shelving. Built-in airing cupboard housing insulated hot water tank. Hatch with pull down ladder to loft space.

Bedroom 1 16'2" x 10' (4.93m x 3.05m) 2 double glazed windows. Radiator.

Bedroom 2 11'5" x 10' (3.48m x 3.05m) Double glazed window. Radiator.

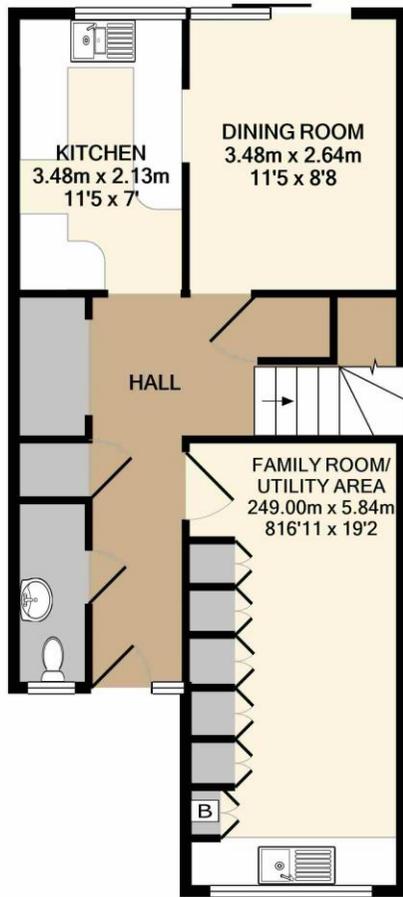
Bathroom White suite comprising corner bath with independent Mira electric shower, pedestal basin, close coupled wc. Wall mounted electric convector heater. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

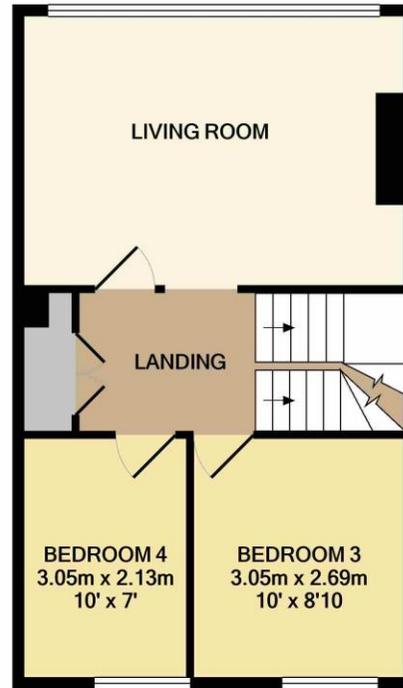
Drive plus Car Parking Space Steps to front entrance.

West Facing Rear Garden Arranged with raised timber decking adjacent to the house with balustrade and gate to level lawn and play area at the far end.

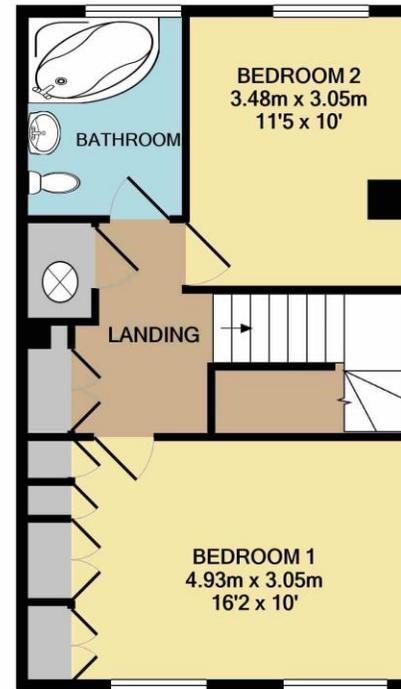




GROUND FLOOR
APPROX. FLOOR
AREA 48.0 SQ.M.
(517 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.6 SQ.M.
(437 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 41.0 SQ.M.
(441 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.6 SQ.M. (1395 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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