



73 Pasture Hill Road
Haywards Heath, West Sussex. RH16 1LY



Mark Revill & Co

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Haywards Heath, West Sussex. RH16 1LY

Guide Price £300,000

This bright and spacious terraced house is set well back from the road in an elevated position enjoying an easily managed south facing rear garden. The property is in need of some modernisation and redecoration although has the benefit of double glazed replacement windows and part slimline storage heating. The accommodation comprises: 3 bedrooms (2 double), a refitted shower room with white suite, a good size sitting/dining room and a spacious kitchen/breakfast room. There is a garage located behind the house and the pleasant rear garden is arranged with a paved patio, paved paths and established herbaceous beds and borders.

Situated in a quiet close in this much favoured convenient 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). The well regarded Harlands Primary School is close at hand as is Haywards Heath Sixth Form College and Warden Park School, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also in the immediate vicinity. The town centre is within easy reach offering a wide range of shops and an array of restaurants and the A23 lies about 5 miles to the west



providing a direct route to the motorway network. Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Down National Park and Ashdown Forest are just a short drive away offering beautiful natural venues for countryside walking.

GROUND FLOOR

Fully Enclosed Entrance Lobby Double glazed door with stained glass leaded light panel. Double glazed on two sides. Vinyl flooring. Hardwood panelled front door to:

Hall Built-in coats/store cupboard with trip switches and gas point. Large built-in shelved storage cupboard. Telephone point. Stairs to first floor.

Kitchen/Breakfast Room 10'8" x 10'1" (3.25m x 3.07m) Fitted with natural wood fronted units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surface, cupboards, drawers and appliance space with plumbing for washing machine under. Recess for cooker with electric point, matching base unit. Wall cupboards and corner shelf unit. Space for fridge/freezer. Built-in tall shelved cupboard. Slimline storage heater. Double glazed window. Part tiled walls. Vinyl flooring.

Sitting/Dining Room 17'3" x 12' (5.26m x 3.66m) Large double glazed picture window and casement door overlooking the rear garden. Good size understairs storage cupboard. Serving hatch to kitchen. TV aerial point. Wood effect laminate flooring.

FIRST FLOOR

Landing Hatch to loft space. Built-in airing cupboard housing pre-insulated hot water cylinder with immersion heater.

Bedroom 1 11'6" x 10'6" (3.51m x 3.20m) Double glazed window. Slimline storage heater.

Bedroom 2 10'10" x 10'6" (3.30m x 3.20m) 2 double glazed windows. Slimline storage heater. Wood effect laminate flooring.

Bedroom 3 8'2" x 6'6" (2.49m x 1.98m) Double glazed window.

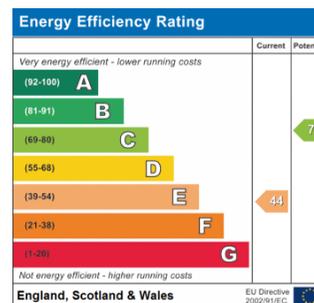
Refitted Shower Room White suite comprising fully tiled glazed shower with Aqualisa fitment, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Wall mounted electric heater. Glass shelf. Mirror fronted wall cupboard. Double glazed window. Half tiled walls. Vinyl flooring.

OUTSIDE

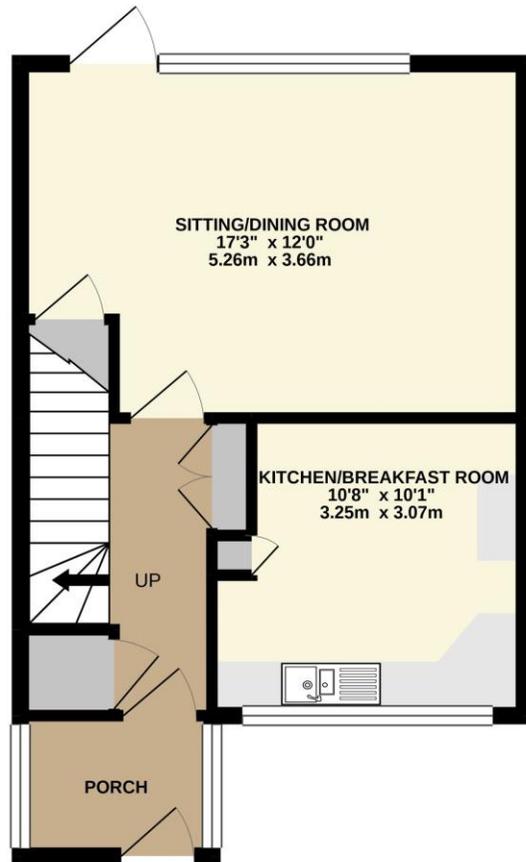
Garage Located close by with up and over door.

Front Garden Arranged as a grass bank with adjacent paved steps, paved area adjoining to the front and flanked by herbaceous borders.

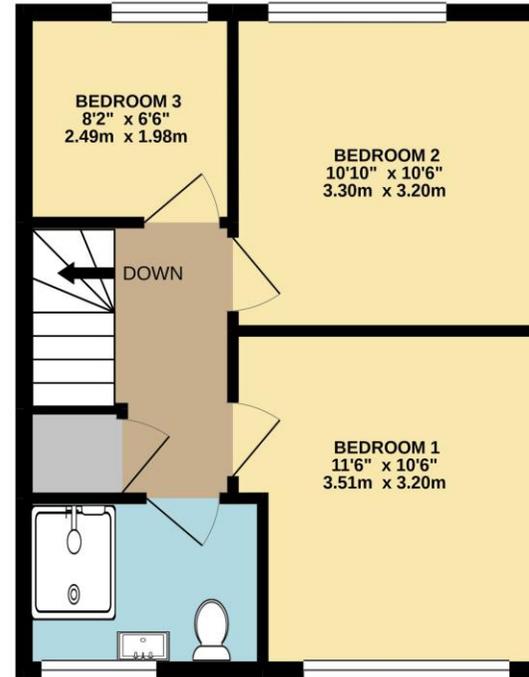
South Facing Rear Garden About 20 feet (6.10m) square. Arranged with paved patio and pathways, central bark filled bed, stone filled borders containing a variety of established plants and shrubs. The garden is fully enclosed with timber fencing with rear access gate to garage.



GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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