



**2 Grainger Way**  
Haywards Heath, West Sussex. RH17 7DL



Mark Revill & Co



## 2 Grainger Way Haywards Heath, West Sussex.

£395,000

This exceptional recently built terraced house offers bright and well designed contemporary interior having the benefit of gas central heating, double glazing and an air circulation system. This stylish home features 3 double bedrooms, a luxurious en suite shower room to the main bedroom, bathroom, a superb living room with feature bay window enjoying views to the South Downs and a quality fitted kitchen/dining room fitted with high gloss fronted units complete with Bosch appliances and double glazed casement doors opening to the garden. There is a large L shaped garage with workshop approached by a private drive and the most attractive rear garden extends to about 32 feet in length arranged mainly as lawn with paved terrace and patio stocked with an abundance of established plants and shrubs.

Situated on the south east edge of Hayward Heath close to Princess Royal Hospital and within walking distance of a Sainsbury's Local. Haywards Heath town centre is about 1.4 miles distant with its wide range of shops, array of restaurants, several parks, a Sainsbury's and Waitrose superstore, modern leisure complex and a mainline railway 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 15.6 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 natural venue for countryside walking.





## GROUND FLOOR

**Entrance Porch** Part glazed panelled composite front door to:

**Hall** Good size understairs storage cupboard with power point. Radiator. Door to garage. Amtico wood effect flooring. Stairs to first floor.

## FIRST FLOOR

**Landing** Built-in coats/store cupboard. Radiator. Stairs to top floor.

**Cloakroom** wc with concealed cistern, basin with tiled splashback. Recessed mirror. Radiator. Part tiled wall. Amtico wood effect flooring.

**Living Room** 18' x 11'3" (5.49m x 3.43m) Wide double glazed bay window with fitted seat enjoying distant views to the South Downs. Media plate. 2 radiators.

**Kitchen/Dining Room** 20'3" x 10'2" (6.17m x 3.10m) Comprehensively fitted with an attractive range of contemporary high gloss fronted units with stone work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, extensive range of work surfaces extended to form peninsula unit incorporating breakfast bar, cupboards, drawers, **washing machine** and **dishwasher** beneath. Built-in **electric double oven**, cupboard under and over. Fitted brushed steel **4 ring gas hob** with matching splashback and extractor hood over flanked by a range of wall cupboards with worktop lighting beneath. Integrated **fridge** and **freezer**. Extractor fan. Double glazed window. Ceiling downlighters. Radiator. Amtico wood effect flooring. Double glazed casement doors flanked by tall window to rear garden.

## TOP FLOOR

**Landing** Cupboard housing gas combination boiler. Hatch to loft space.

**Bedroom 1** 11'6" x 11'3" (3.51m x 3.43m) Enjoying distant views to the South Downs. Fitted double wardrobe with floor to ceiling sliding doors. Media plate. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled glazed shower, basin with single lever mixer tap, wc with concealed cistern. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Part tiled walls.

**Bedroom 2** 11'1" x 10'4" (3.38m x 3.15m) Double glazed window. Radiator.

**Bedroom 3** 10'4" x 8'9" (3.15m x 2.67m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath, centrally mounted mixer tap, independent shower over, glazed screen, basin with single lever mixer tap, wc with concealed cistern. Shaver point. Recessed wall mirror. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls, fully tiled around bath. Amtico wood effect flooring.

## OUTSIDE

**Integral Garage and Workshop** L shaped 22'10" x 11'6" (6.96m x 3.51m) widening to 19'10" (6.05m) Up and over door. Ceiling downlighting and power points.

**Private Drive** Adjacent paved entrance path with shrub bed.

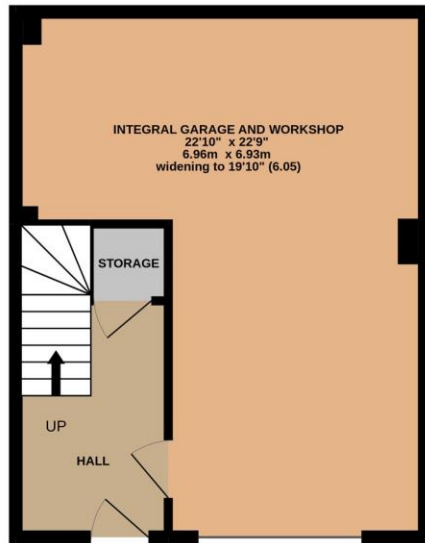
**Attractive Rear Garden** About 32 feet (9.75m) in length x 21 feet (6.40m) in width. Arranged mainly as lawn with established shrub borders containing a variety of mature shrubs and clipped hedges. Paved terrace and circular patio with timber pergola and path to one side providing access to rear gate. Water tap. The garden is fully enclosed with close boarded fencing.

**Estate Maintenance** Approximately £208.84 per annum.

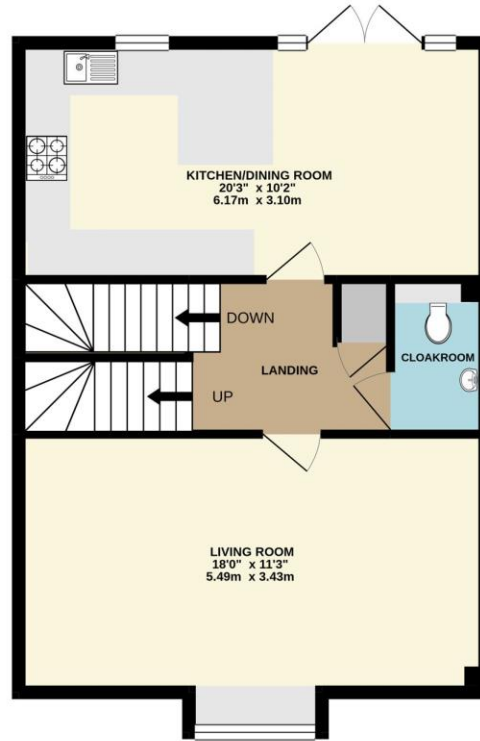


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

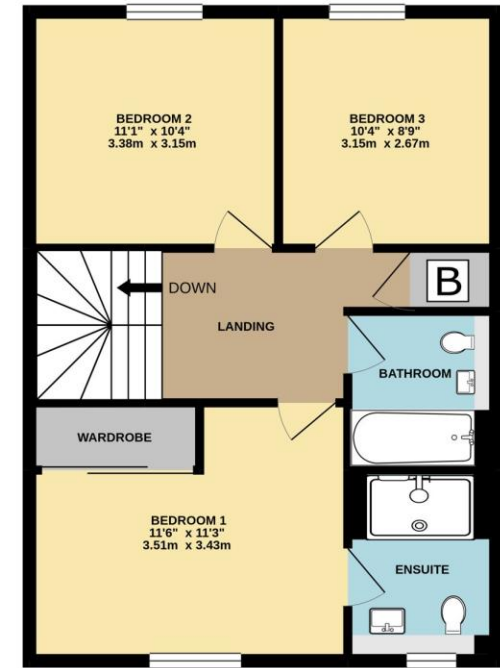
GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



FIRST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



SECOND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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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