



8 Rowan Close

Haywards Heath, West Sussex. RH16 3RW



Mark Revill & Co

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£310,000

This attractive terraced house offers bright and extremely well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This excellent home incorporates 2 double bedrooms, a modern bathroom with white suite, a fine sitting/dining room and a well fitted kitchen/breakfast room complete with oven and hob. There is a garage and the most attractive rear garden extends to about 31 feet in length arranged with timber decking and lawn with well stocked colourful flower borders and a timber summerhouse

Rowan Close is a small cul-de-sac lying immediately off Laburnham Way in this much favoured location just a short walk to a Tesco Express, chemist, doctor's surgery and well regarded primary school. Haywards Heath town centre is within easy reach with its wide range of shops, array of restaurants, a modern leisure complex, Sainsbury's and Waitrose superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The South Downs National Park and Ashdown Forest and both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Hall Double glazed composite front door. Built-in coats/store cupboard. Radiator. Wood effect Karndean flooring. Stairs to first floor.

Sitting/Dining Room 15'8" x 11' (4.78m x 3.35m) widening to 14' (4.27m) Good size understairs storage cupboard with trip switches. TV aerial point. Double glazed window. Wood effect Karndean flooring.

Kitchen/Breakfast Room 14' x 7' (4.27m x 2.13m) Well fitted with attractive range of white high gloss fronted units with granite work surfaces and upstands comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers and appliance space with plumbing for washing machine beneath. Built-in **electric oven, 4 ring gas hob** with extractor hood over. Good range of wall cupboards and open shelf units. Fitted bamboo worktop, drawers and Glow-worm gas boiler under. Space for upright fridge/freezer. Fitted open shelving. 2 double glazed windows. Radiator. Wood effect Karndean flooring. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Built-in airing cupboard housing lagged hot water cylinder and slatted shelving.

Bedroom 1 11' x 9'7" (3.35m x 2.92m) Large built-in double wardrobe with light point, cupboard over. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 10'8" x 9' (3.25m x 2.74m) Built-in double wardrobe, cupboard over. Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with mixer tap, independent Aqualisa shower over, glazed screen, inset basin with mixer tap, cupboard beneath, close coupled wc. Wall cabinet with mirror doors. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

Garage In block to the rear with up and over door.

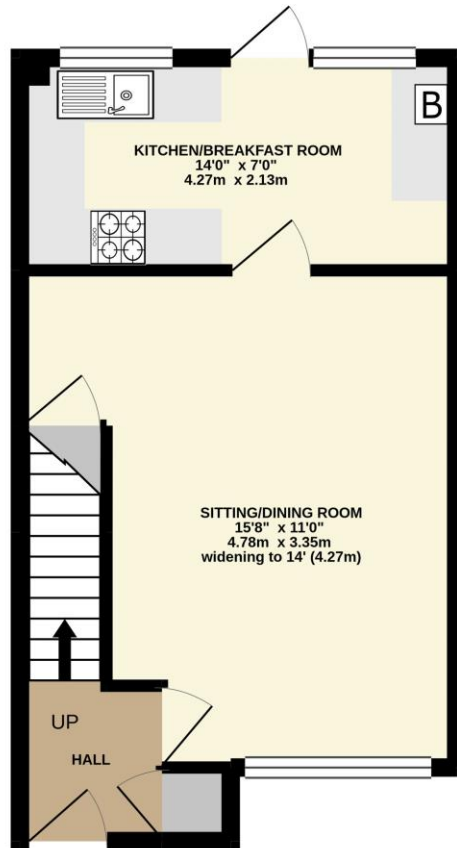
Front Garden Neatly laid to lawn with border planted with flowers, lavender and a variety of established shrubs. Entrance path. Outside light.

Attractive Rear Garden About 31 feet (9.45m) in length. Arranged with timber decking adjacent to the house with timber steps and balustrade to path with adjacent well kept lawn with colourful flower borders. **Timber summerhouse.** Outside power point. Water tap. The garden is fully enclosed with close boarded timber fencing and rear access gate.

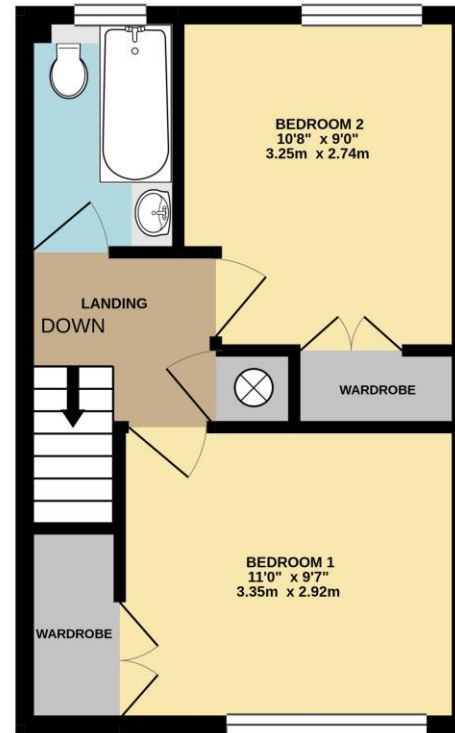


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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