



**32 Rumbolds Lane**  
Haywards Heath, RH16 4NY



**Mark Revill & Co**

## 32 Rumbolds Lane Haywards Heath, RH16 4NY

£385,000

This excellent traditionally built semi detached house offers bright, spacious and well planned accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The property offers 3 bedrooms (all with fitted furniture), bathroom, sitting room with large picture window, opening to dining room, double glazed conservatory and a well fitted kitchen complete with oven and hob. There is a garage plus off road parking and the delightful well stocked gardens are arranged as lawns with herbaceous borders stocked with an abundance of colourful plants and shrubs.

Situated in a cul-de-sac in this established position close to Ashenground Woods, Victoria Park with its tennis courts and within walking distance of the town centre with its wide range of shops and The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 14.5 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 and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



## GROUND FLOOR

**Entrance Lobby** uPVC panelled front door. Pine clad walls. Double glazed window. Tiled floor. Glazed door to:

**Hall** Understairs cupboard. Radiator with shelf over. Stairs with wrought iron balustrade to first floor.

**Sitting Room** 12'5" x 11'8" (3.78m x 3.56m) Fitted coal effect live flame gas fire with back boiler. TV aerial point. 3 wall light points. Double glazed window. Dado rail. Wide opening to:

**Dining Room** 8'4" x 8'3" (2.54m x 2.51m) 2 glazed wall cabinets. Serving hatch to kitchen. Wall mounted central heating and hot water time control. Wall light point. Dado rail. Glazed casement doors to:

**Double Glazed Conservatory** 8'8" x 7'9" (2.64m x 2.36m) Double glazed on three sides with polycarbonate ceiling. 2 wall light points. Electric panel and convector heater. Double glazed door to rear garden.

**Kitchen** 9'9" x 9'9" (2.97m x 2.97m) Well fitted with attractive range of natural wood units comprising inset stainless steel bowl and a half sink, adjacent work surfaces, cupboards, drawers, integrated fridge. Built-in Bosch electric oven, 4 ring gas hob with concealed extractor hood over. Space and plumbing for washing machine. Good range of wall cupboards, further wall cupboard. Walk-in ventilated and shelved larder. Double glazed window. Radiator. Part tiled walls. Vinyl flooring. Double glazed door to:

**Double Glazed Rear Porch** Polycarbonate ceiling. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch to loft space with pull down ladder. Wrought iron balustrade. Double glazed window.

**Bedroom 1** 13'5" x 9'6" (4.09m x 2.90m) Range of fitted furniture comprising double and single wardrobe, bedside cupboard and drawers unit on either side of double bed recess, further chest of drawers. Corner display shelving. Double glazed window. Radiator.

**Bedroom 2** 11'1" x 8'1" (3.38m x 2.46m) Fitted double wardrobe, adjacent bed recess with shelving and high level cupboards over. Good size built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window. Radiator.

**Bedroom 3** 8'1" x 6'9" (2.46m x 2.06m) One wall with large fitted triple wardrobe incorporating shelving and hanging rails with floor-to-ceiling sliding mirror doors. Fitted single bed unit over stairwell incorporating useful storage. Wall cupboard with mirror door with shelf beneath. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent Aqualisa shower over, folding glazed screen, inset basin with single lever mixer tap, wc with concealed cistern, counter over. Mirror tiled panel. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Detached Brick Built Garage** 15'5" x 8'3" (4.70m x 2.51m) Up and over door. Light and power points.

**Shared Drive with Allocated Paved Parking Area**

**Front Garden** Neatly laid to well-tended lawn with shaped herbaceous borders containing a wide variety of colourful flowers, plants and shrubs including azaleas, rhododendrons, hydrangeas, roses, sedum, specimen grasses, etc. Picket and wrought iron fencing to the party and front boundary.

**Most Attractive Rear Garden** About 34 feet (10.36m) in length. Arranged with a hexagonal paved sun terrace adjacent to the house with paved path flanked by well-kept lawn and deep herbaceous bed planted with a colourful array of azaleas and peonies, bay tree and rose, further shrub bed, paved area at the far end with clipped camellia hedge and **summerhouse**. Area adjacent to the garage with 2 **greenhouses**. The garden is fully enclosed by timber fencing. Gate to drive.

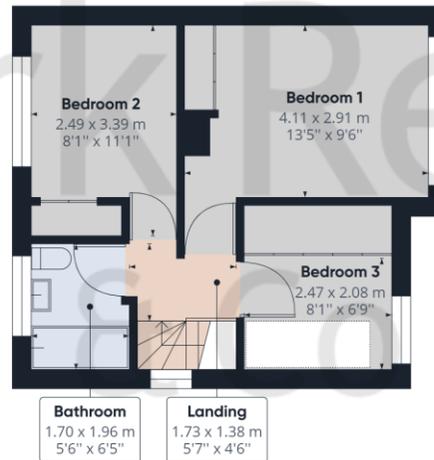


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**  
862.79 ft<sup>2</sup>  
80.16 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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