



11 Ash Grove
Haywards Heath, RH16 4PZ



Mark Revill & Co

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£440,000

This most attractive double fronted detached bungalow built in 1959 occupies a delightful location at the end of a quiet cul-de-sac and enjoys a most attractive south facing rear garden extending to about 53 feet in width. The bungalow is in need of modernisation and redecoration although offers **excellent scope for an extension or a conversion** into the loft space, subject to obtaining the usual planning consents. The accommodation has the benefit of gas central heating, cavity wall insulation and double glazed replacement windows throughout and comprises 2 double bedrooms, bathroom, a fine double aspect sitting room with bay window and original open fireplace, a spacious kitchen/diner plus double glazed conservatory. There is a garage approached by a long private drive (restricted width) offering parking for 3 vehicles and the south facing gardens are fully enclosed, screened by mature hedges and trees offering shelter and seclusion.

Situated in a quiet cul-de-sac lying immediately off Ashenground Road in this much favoured established location within walking distance of the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway with its array of restaurants. The



mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 14 miles to the north, 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.

Recessed Porch Quarry tiled step. Part glazed panelled front door to:

Hall Hatch with pull down ladder to large insulated loft space, **ideal for conversion into further accommodation** if desired, subject to obtaining the usual planning consents. Radiator.

Living Room 15'2" x 12'6" (4.62m x 3.81m) A fine double aspect room with wide double glazed bay window to front. Attractive tiled fireplace and hearth. TV aerial point. Further double glazed window.

Kitchen/Diner 13'7" x 10'11" (4.14m x 3.33m) Stainless steel double drainer sink with cupboard, drawers and space with plumbing for washing machine under. Built-in shelved larder. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Recess for cooker with gas point. Matching base unit with worktop, cupboards and drawers under. Range of high level cupboards. 3 double glazed windows. Radiator. Double glazed door to conservatory.

Note: The gas cooker, fridge/freezer and washing machine are available if required.

Double Glazed Conservatory 13'4" x 7'5" (4.06m x 2.26m) Double glazed on three sides incorporating sliding door to sun terrace and further door to drive. Polycarbonate ceiling. Electric panel heater. Tiled floor.

Bedroom 1 with Shower 11'7" x 10'11" (3.53m x 3.33m) Overlooking the rear garden. Built-in double wardrobe with cupboard over, fully tiled shower cubicle with glazed screen and sliding door. Double glazed window. Radiator.

Bedroom 2 12'6" x 11' (3.81m x 3.35m) Double aspect. Fitted triple wardrobe with cupboards over. 2 double glazed windows. Radiator.

Bathroom Coloured suite comprising bath, pedestal basin and low level wc. Electric wall heater. Double glazed window. Radiator. Part tiled walls.

OUTSIDE

Detached Garage Double doors. Side door.

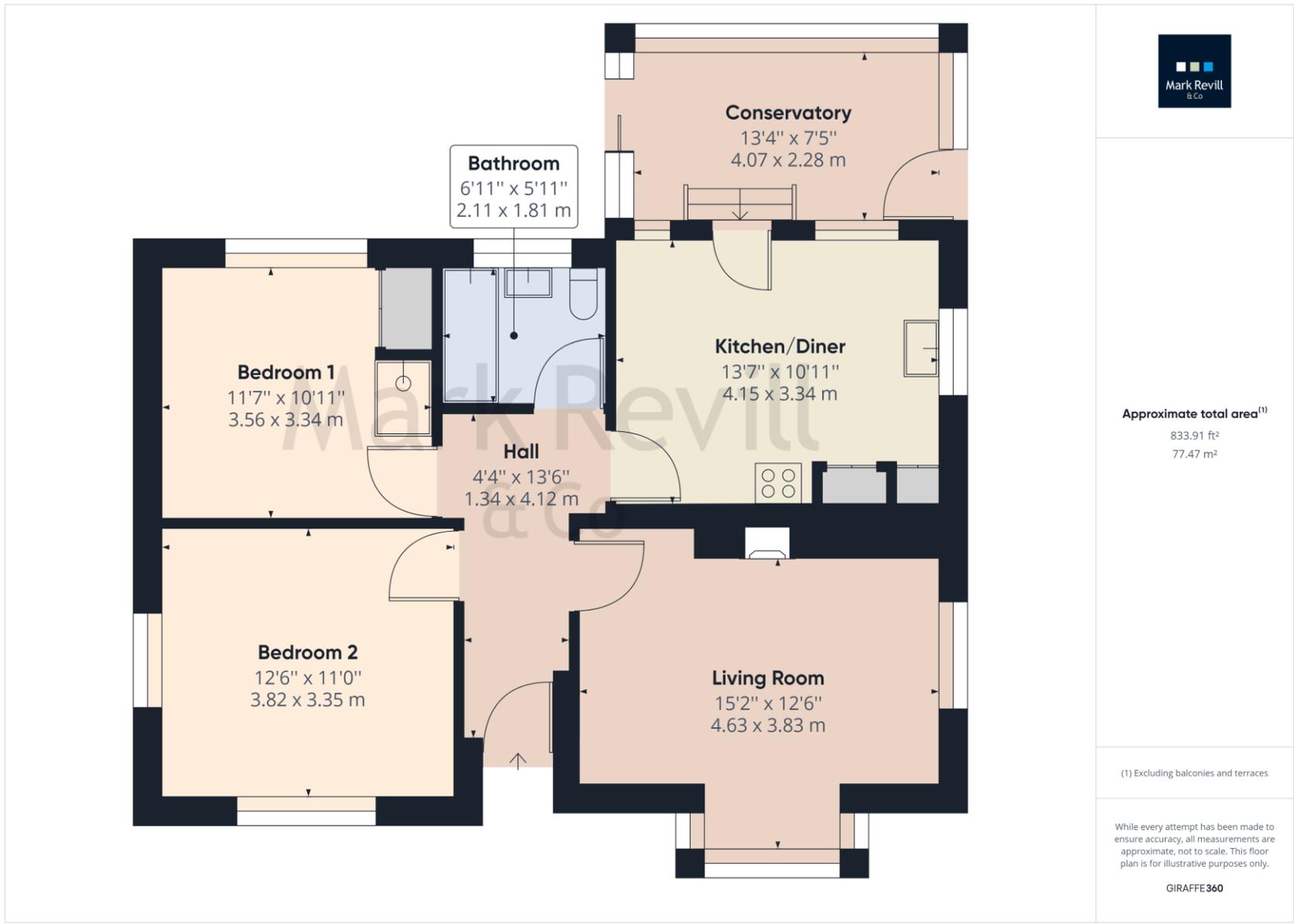
Long Private Drive Offering parking for 3 vehicles. Restricted width at the narrowest point measures 7'8" (2.34m).

Front Garden Arranged as a two tier paved terrace with stone retaining wall incorporating shrub border.

Most Attractive South Facing Rear Garden About 53 feet (16.15m) in width. Arranged with a raised paved sun terrace adjacent to the bungalow with central steps flanked by heather and shrub beds to a level lawn, fish pond with natural stone surround, mature oak tree. **Greenhouse. Timber shed.** Outside light. Water tap. Side access to front. The garden is fully enclosed with clipped hedge with a mature screen of trees including evergreens on the rear boundary providing shelter and seclusion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		79
D	(55-68)	59	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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