



71 Bentswood Crescent
Haywards Heath, RH16 3QP



Mark Revill & Co

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£335,000

This traditionally built semi detached house offers bright and well planned accommodation having the benefit of gas central heating, double glazing and cavity wall insulation. The house incorporates 3 bedrooms, a good size sitting room, separate living room, kitchen/diner, large garden room and a downstairs bathroom. There is off road parking to the front offering space for 3 vehicles and the attractive rear garden extends to about 38 feet in length arranged on two levels and includes a timber shed/workshop. The house offers excellent scope for an extension or enlargement into the loft space (partially converted), subject to obtaining the usual planning consents.

Situated in this popular mature location just a short walk to local shops and several well regarded schools. The town centre is within easy reach with its wide range of shops as is The Broadway with its array of restaurants and the mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the south coast is a similar distance to the south.



GROUND FLOOR

Hall Double glazed front door. Radiator. Tiled floor. Stairs to first floor.

Sitting Room 14'4" x 11'5" (4.37m x 3.48m) Tiled open fireplace. Understairs cupboard. TV aerial point. Double glazed window. Radiator.

Inner Hall Built-in shelved cupboard. Tiled floor. Door to car port.

Bathroom White suite comprising bath, mixer tap and shower attachment, independent shower with rain water fitment over, basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled floor.

Living Room 9'7" x 9'2" (2.92m x 2.79m) Recess with wood burning stove flanked by tall shelved recesses. Wide opening to:

Kitchen/Diner 17'3" x 9'11" (5.26m x 3.02m) Inset bowl and a half enamel sink with mixer tap, adjacent worktops, cupboards, drawers and storage space under. Recess for cooker with extractor hood over. Further matching base unit. Space for upright fridge/freezer. Further fitted worktop, cupboards and drawers under, adjacent desktop. Range of wall cupboards. 2 double glazed windows. Radiator. Part tiled walls. Vinyl flooring. Double glazed sliding doors to:

Garden Room 16'9" x 7'11" (5.11m x 2.41m) Double glazed window and door to rear garden.

FIRST FLOOR

Landing Double glazed window.

Bedroom 1 14'4" x 9'5" (4.37m x 2.87m) Deep built-in wardrobe. Recessed display shelving on either side of chimney breast. Double glazed window. Radiator.

Bedroom 2 11'9" x 9'3" (3.58m x 2.82m) Chimney recess with hanging rail. Double glazed window. Radiator.

Bedroom 3 8'7" x 7'9" (2.62m x 2.36m) Double glazed window. Radiator. Door to: **Separate wc** with low level suite, basin.

Attic 15'6" x 14'3" (4.72m x 4.34m) *floor measurements*. Sloping ceilings to either side with double glazed velux window. Wall mounted Viessmann combination boiler.

OUTSIDE

Off Road Parking at the Front Offering space for 3 vehicles.

Car Port 19'7" x 7' (5.97m x 2.13m) Door to front and rear.

Rear Garden About 38 feet (11.58m) in length. Arranged on two tiers with artificial lawn, deep herbaceous beds, rock garden, clipped hedges, fruit bushes, grape vine. At the far end there is a large **timber shed/workshop**, adjacent paved patio.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor Plan

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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