



4 Mill Stream Meadow
Haywards Heath. RH16 1TH



Mark Revill & Co

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Guide Price £275,000

This excellent semi-detached house offers bright and open plan living in a very popular convenient location. The house is extremely well presented throughout having the benefit of recently installed gas central heating (with combination boiler) and double glazing and incorporates a splendid open plan living room with stylish comprehensively fitted kitchen complete with oven, hob, washing machine and dishwasher, a double bedroom with large fitted wardrobe and a refitted shower room with contemporary white suite. There is an allocated car parking space and the house has a front garden laid to lawn and shares a fully enclosed west facing sun terrace. The house is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of about £925-950 per calendar month (providing a gross yield of 4.15%).

Mill Stream Meadow lies just off Balcombe Road in this much favoured location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure centre,



Sainsbury's and Waitrose superstores are all in the immediate vicinity whilst the town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is just over 15 miles 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

Open Plan Living Room with Kitchen 19'11" x 13'2" (6.07m x 4.01m).

Living Room Attractive composite panelled front door. TV aerial point. Solid timber breakfast bar flanked by wine racks at either end. Double glazed window. Wood effect laminate floor. Stairs to first floor. Wide opening to:

Excellent Kitchen Comprehensively fitted with an attractive range of high gloss fronted units with copper coloured handles and glass effect work surfaces comprising inset composite sink with mixer tap, adjacent work surfaces on three sides with cupboards, deep pan drawers, integrated **washing machine** and **dishwasher** beneath. Built-in brushed steel **electric oven** with brushed steel 4 ring **gas hob** and concealed extractor hood over. Range of wall cupboards. Work top lighting. Space for upright fridge/freezer. Useful under stairs storage recess. Double glazed window. Radiator. Part tiled walls. Wood effect laminate flooring.

FIRST FLOOR

Bedroom 11'10" x 10'10" (3.61m x 3.30m). Good size fitted double wardrobe with hanging rails and shelving, floor to ceiling sliding mirror doors. Built-in airing/linen cupboard housing gas combination boiler and slatted shelving. Hatch to loft space. Double glazed window. Radiator.

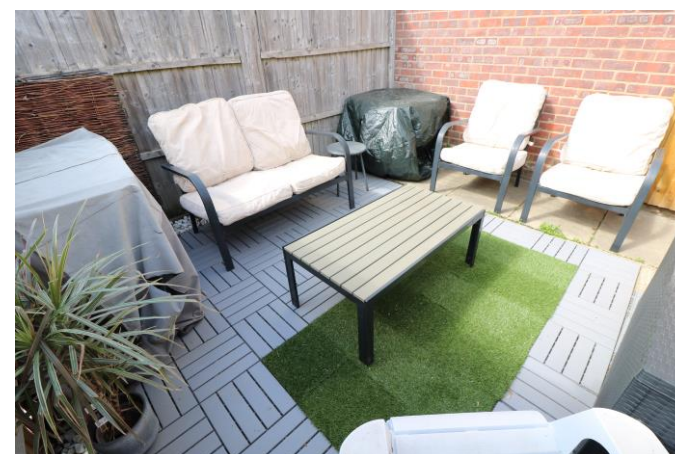
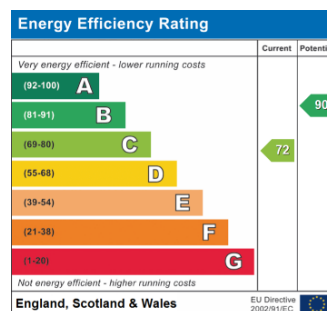
Shower Room Walk-in fully tiled shower with hand held and overhead rain water fittings, glazed screen, close coupled wc, basin with single lever mixer tap, drawer beneath and tiled splashback. Heated chromium plated towel warmer/radiator. Extractor fan. Double glazed window. Tiled effect flooring.

OUTSIDE

Allocated Car Parking Space

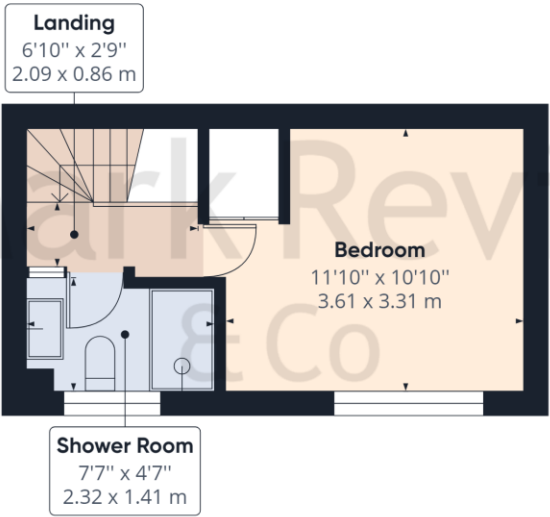
Front Garden Laid to lawn with central path. Built-in outside store housing electric meter. Gate to:

Shared Sun Terrace Enjoying a favoured westerly aspect. Fully enclosed by timber fencing. Ample seating and dining area.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

424.94 ft²
39.48 m²

Reduced headroom

0.51 ft²
0.05 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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