



**43 The Nightingales**  
Haywards Heath, RH17 7GH



**Mark Revill & Co**

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Guide Price £425,000

This excellent recently built semi-detached house offers bright and extremely well presented accommodation having the benefit of gas central heating, double glazing and the remainder of a the 10 year NHBC warranty. This delightful home incorporates 3 bedrooms, luxury en-suite shower room to the main bedroom, bathroom, downstairs cloakroom, a fine sitting room and a stylish comprehensively fitted kitchen/diner complete with appliances. There are 2 allocated parking spaces directly in front of the house and the delightful rear garden extends to about 38 feet in length, enjoys a favoured westerly aspect and is arranged with a paved sun terrace and level lawn with well stocked herbaceous border.

The Nightingales occupies a much favoured quiet location on the south eastern edge of Haywards Heath lying immediately off Hurstwood Lane, close to Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town also offers several parks, a modern leisure complex, a



Waitrose and Sainsbury's superstore. The A23 lies 6.4 miles to the west via the recently opened bypass, Gatwick Airport is just over 15 miles to the north and the cosmopolitan city of Brighton and the coast is 14 miles to the south, whilst the South Downs National Park is just a short drive away offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Porch** Attractive composite front door to:

**Hall** Radiator. Stairs to first floor.

**Sitting Room** 13'11" x 12'2" (4.24m x 3.71m) TV aerial point. Double glazed window. Radiator. Door to:

**Inner Lobby** Good size under stairs storage cupboard. Tiled floor.

**Cloakroom** White suite comprising wc with concealed cistern, tiled surround and useful shelf, basin with single lever mixer tap, tiled splashback, cupboard beneath. Extractor fan. Radiator. Ceiling downlighter. Tiled flooring.

**Excellent Kitchen/Diner** 15'6" x 9'5" (4.72m x 2.87m) Comprehensively fitted with attractive range of shaker style units complete with appliances, contrasting laminate worktops and upstands, comprising inset stainless steel sink with mixer tap, adjacent work surface, cupboards, drawers under, integrated washing machine and dishwasher. Built-in brushed steel electric oven, 4 ring gas hob, brushed steel splashback and extractor hood over. Range of wall cupboards. Integrated tall fridge and freezer. Wall cupboard housing Logic gas combination boiler. Ceiling downlighters. Extractor fan. Double glazed casement doors to rear garden. Part tiled walls.

## FIRST FLOOR

**Landing** Hatch to loft space. Radiator.

**Bedroom 1** 9'9" x 9'3" (2.97m x 2.82m) Painted panelling to one wall. TV aerial point. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled glazed shower with bi-fold door, pedestal basin with single lever mixer tap, tiled splashback, wc with concealed cistern with useful tiled shelf over. Extractor Fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Double glazed window. Part tiled walls. Tiled floor.

**Bedroom 2** 10'10" x 8'7" (3.30m x 2.62m) Painted panelling to one wall. Double glazed window. Radiator.

**Bedroom 3** 11'6" x 6'7" (3.51m x 2.01m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with fully tiled recess, mixer tap and independent Aqualisa shower over, glazed screen, inset basin with single lever mixer tap, close coupled wc. Wall mirror. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Tiled floor.

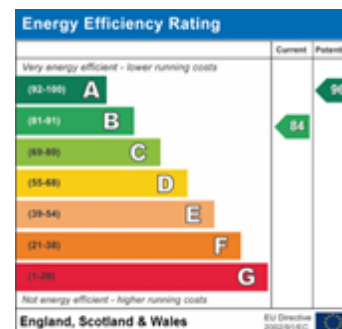
## OUTSIDE

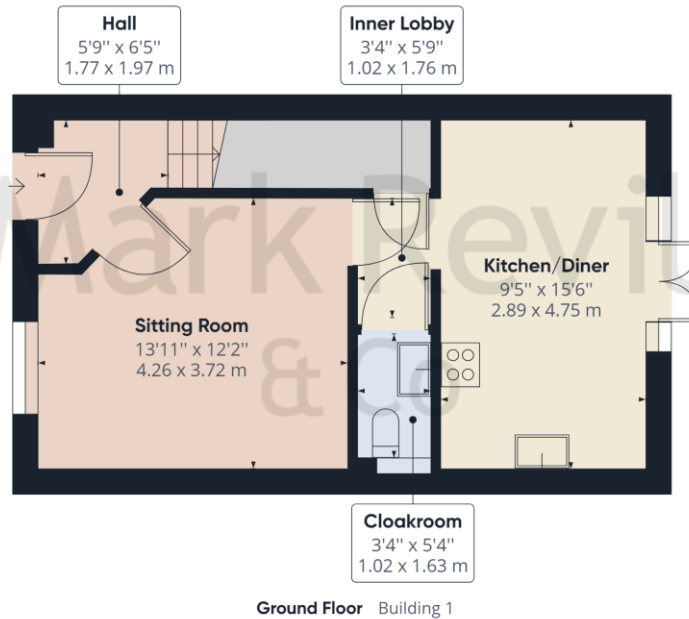
**2 Allocated Parking Spaces** Immediately in front of the house.

**Front Garden** Lawn with paved path, edged with laurel.

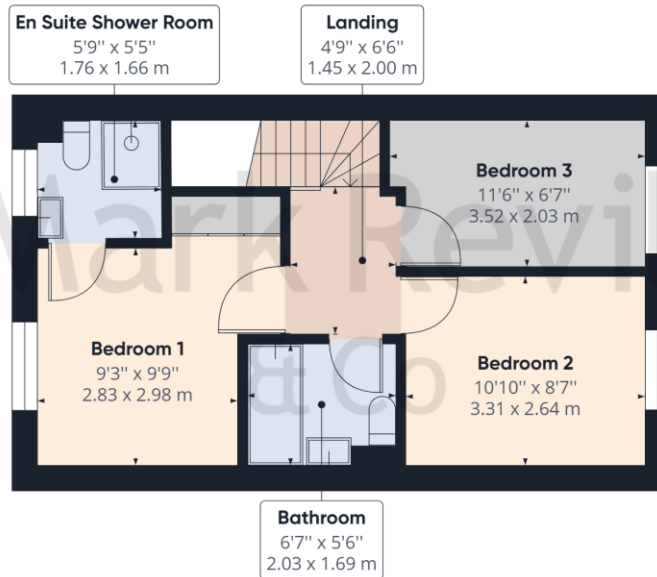
**Attractive West Facing Rear Garden** About 38 feet (11.58m) in length. Arranged with paved sun terrace adjacent to the house with well tended level lawn, white stone filled path with adjacent flower and shrub border containing a variety of flowers and shrubs. Timber shed. Water tap. Outside light. The garden is fully enclosed by close boarded fencing incorporate gate to side access.

**Estate Maintenance** £315 per annum.





Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
804.75 ft<sup>2</sup>  
74.76 m<sup>2</sup>

(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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