



5 Highland Road
Haywards Heath, RH16 4DP



Mark Revill & Co

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Guide Price £475,000

This extended semi detached house offers bright, spacious and well designed accommodation located in a much favoured established position conveniently placed for the town centre. The property has the benefit of gas central heating and double glazing, features a superb open plan L shaped kitchen with dining room complete with AEG appliances and bi-fold doors to the rear garden. In addition there is a family room, fine sitting room, downstairs cloakroom, 3 bedrooms and a bathroom. There is a garage located to the rear plus a private block paved drive at the front offering parking for 2 vehicles and the attractive fully enclosed rear garden extends to about 35 feet in length.

Situated in this sought after location lying close to Princess Royal Hospital and within a short walking distance of the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and within easy reach is a modern leisure complex, a Waitrose and Sainsbury's superstore, several parks and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5 miles west providing a direct route to the



motorway network, Gatwick Airport is about 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 is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Porch Double glazed front door to:

Hall 19'5" x 4'10" (5.94m x 1.49m) 2 good size built-in coats storage cupboards, one shelved. Understairs cupboard. Stairs to first floor.

Cloakroom Low level wc, inset basin with cupboard under. Double glazed window. Fully tiled walls. Wood effect laminate flooring.

Sitting Room 17'9" x 11'1" (5.41m x 3.40m) Attractive fireplace with timber surround, hearth and fitted live flame coal effect gas fire. TV aerial point. Telephone/internet point. Large double glazed picture window to front with fitted vertical blind. Radiator.

Family/TV Room 11'2" x 8'11" (3.40m x 2.72m) High level double glazed window. TV/FM aerial point. Contemporary vertical radiator. Wood effect laminate flooring. Wide opening with sliding doors to:

Superb L Shaped Kitchen with Dining Room

Kitchen 17'5" x 6'5" (5.33m x 1.97m) Comprehensively fitted with a quality range of high gloss fronted units with laminate work surfaces complete with AEG appliances comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent L shaped worktop, cupboards, deep pan drawers, wine chiller, integrated **dishwasher** and **washing machine** beneath. Fitted brushed steel **5 ring gas hob** with extractor hood over. Good range of wall cupboards with concealed lighting beneath. Built-in **electric double oven** and **microwave**, cupboard over. Large recess for American style fridge/freezer, adjacent tall wine rack. Double glazed window. Ceiling downlighters. Double glazed velux window. Part tiled walls. Heated tiled floor.

Dining Room 11'6" x 10'9" (3.51m x 3.28m) Ceiling downlighters. 2 double glazed velux windows. Heated tiled floor. Double glazed bi-fold doors to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Airing cupboard housing Worcester gas combination boiler. Radiator.

Bedroom 1 11'1" x 9'11" (3.39m x 3.04m) One wall fitted with a range of wardrobes incorporating hanging rails and shelving with floor to ceiling sliding mirror doors. Further built-in double wardrobe. Double glazed window. Radiator.

Bedroom 2 13'6" x 9'11" (4.14m x 3.03m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 3 9'2" x 8'10" (2.80m x 2.71m) Double glazed window. Radiator.

Bathroom Suite comprising bath with independent shower over, folding glazed screen, pedestal basin, low level wc. Double glazed window. Radiator. Fully tiled walls. Tiled effect vinyl flooring.

OUTSIDE

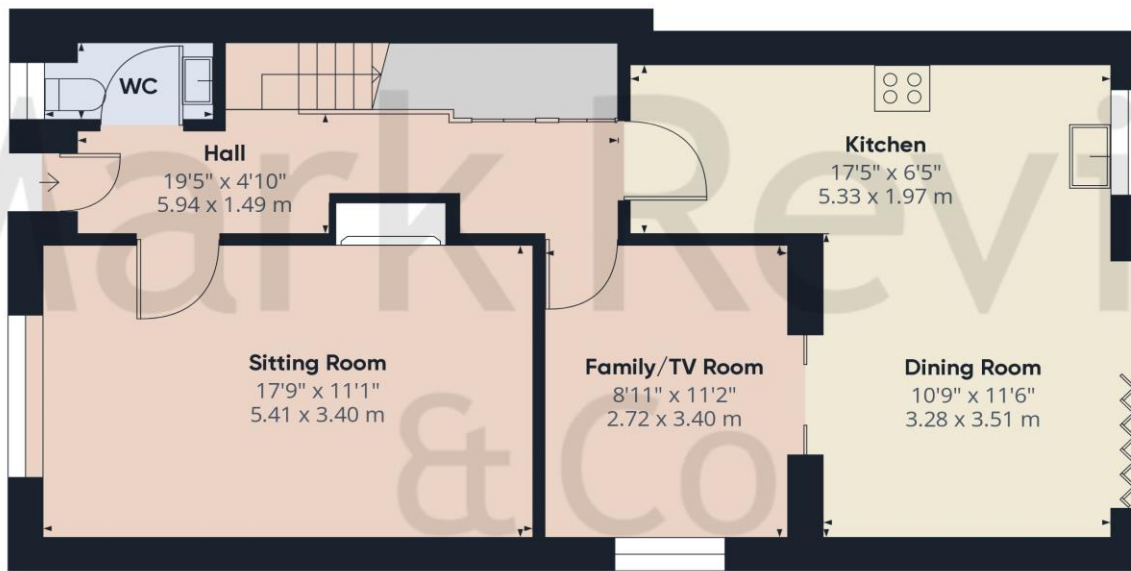
Garage 16'3" x 9'5" (4.95m x 2.87m) Located at the rear, with up and over door.

Private Drive Block paved. Offering parking for 2 vehicles.

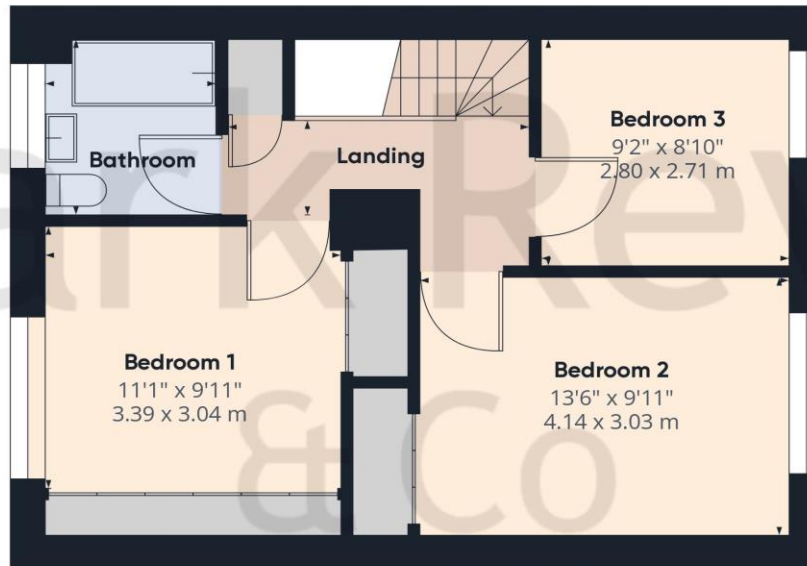
Front Garden Laid to lawn. Mature tree.

Rear Garden About 35 feet (10.67m) in length. Arranged mainly as lawn with 2 paved patios. Outside water tap and light point. The garden is fully enclosed with close boarded fencing. Side access with gate.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1157.89 ft²

107.57 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(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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