



24 Albert Close
Haywards Heath, West Sussex. RH16 3NW

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£350,000

This most attractive well presented semi detached house is located in a quiet cul-de-sac and enjoys a favoured southerly aspect to the rear. The bright, spacious and well designed accommodation has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, refitted bathroom, downstairs cloakroom, a good size sitting room with archway to separate dining room and an excellent comprehensively fitted kitchen complete with oven, hob and dishwasher. There is an attached garage approached by a private drive offering parking for 2 vehicles and the delightful rear garden extends to about 47 feet in length and enjoys a favoured southerly aspect. Planning permission was granted (now expired) Ref: 14/02337/FUL for a two storey extension to the side to provide a further bedroom with en suite shower and to enlarge the dining room.

Situated in this much favoured location in a small cul-de-sac lying immediately off Eastern Road just a short walking distance of Haywards Heath town centre with its wide range of shops and array of restaurants. St Wilfrids Primary School is close by and there are several schools in the locality catering for all age groups, whilst Haywards Heath



offers a modern leisure complex, a Sainsbury's and Waitrose superstore and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR

Hall Approached by replacement uPVC panelled front door. Double glazed window. Radiator. Stairs to first floor.

Cloakroom Low level wc, corner wash hand basin with tiled splashback. Double glazed window.

Sitting Room 13'7" x 11'6" (4.14m x 3.51m) TV aerial point. Double glazed window. Radiator. Archway to:

Dining Room 11'7" x 7'2" (3.53m x 2.18m) Good size understairs storage cupboard. Radiator. Double glazed casement doors to rear garden.

Refitted Kitchen 11'7" x 7'3" (3.53m x 2.21m) Comprehensively fitted with attractive range of timber fronted units comprising inset stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, integrated Bosch **dishwasher** beneath. Fitted brushed steel Hotpoint **4 ring gas hob** with extractor hood over. Built-in brushed steel Bosch **electric double oven**, cupboard under and over. Excellent range of wall cupboards. Cupboard housing Glow-worm gas boiler. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing Built-in airing cupboard housing pre-insulated hot water tank and slatted shelving. Hatch to part floor boarded loft space.

Bedroom 1 11' x 8'6" (3.35m x 2.59m) Good size built-in double wardrobe cupboard with bi-fold panelled doors. Double glazed window. Radiator.

Bedroom 2 10'7" x 8'6" (3.23m x 2.59m) Good size built-in double wardrobe with bi-fold panelled doors. Double glazed window. Radiator.

Bedroom 3 7'3" x 6' (2.21m x 1.83m) Double glazed window. Radiator.

Bathroom Refitted with white suite comprising P shaped bath with centrally mounted mixer tap, independent 'Mira' power shower over, basin with mixer tap, cupboard beneath, low level wc with concealed cistern. Fitted wall cupboard and bathroom cabinet with mirror door. Electrically heated towel warmer/radiator. Double glazed window. Electrically heated tiled floor.

OUTSIDE

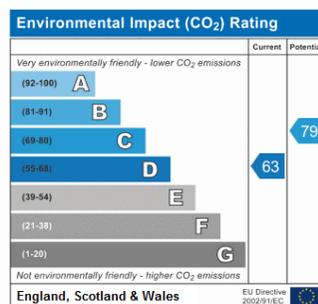
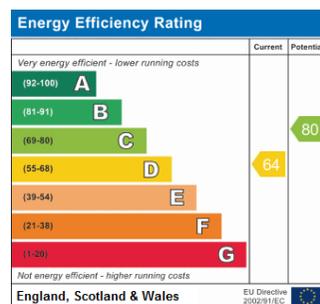
Attached Garage 19'9" x 8'6" (6.02m x 2.59m) narrowing to 7'2" (2.18m) Electrically operated up and over door. Light and power points. Replacement double glazed rear door.

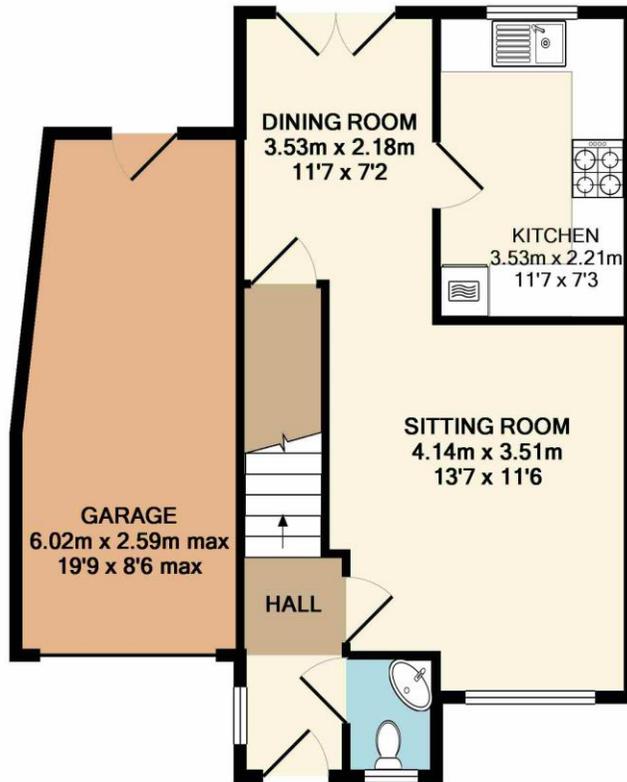
Private Drive Offering parking for 2 vehicles.

Front Garden Laid to lawn planted with spring bulbs and 2 established silver birch trees.

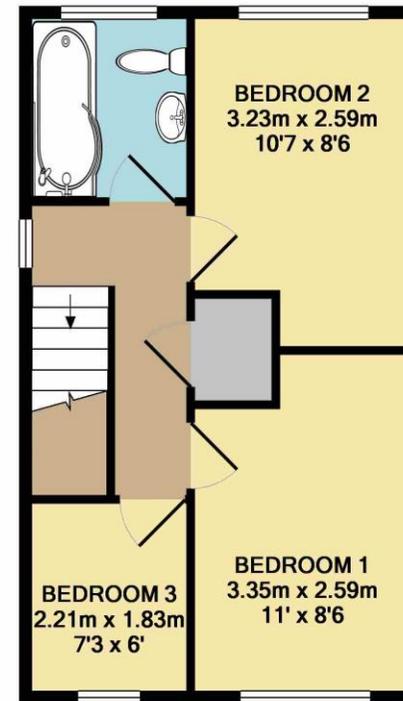
Attractive South West Facing Rear Garden About 47 feet (14.33m) in length. Arranged with paved terrace adjacent to the house and opening to a good size level lawn with flower and shrub beds. Water tap. Outside light. The garden is fully enclosed by timber fencing and mature hedge to party boundary.

Planning Permission Reference 14/02337/FUL in August 2014 for a two storey side extension to provide a further bedroom, en suite shower room and enlarge the dining room (now expired).





GROUND FLOOR
APPROX. FLOOR
AREA 51.9 SQ.M.
(558 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.1 SQ.M.
(378 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (936 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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