



**17 Priory Way**  
Haywards Heath, RH16 3LS



**Mark Revill & Co**

## 17 Priory Way Haywards Heath, RH16 3LS

Guide Price £450,000

This exceptional semi-detached house has been thoughtfully extended offering bright, spacious and well planned accommodation having the benefit of gas central heating and double glazing. The property features a superb open plan comprehensively fitted kitchen/diner complete with appliances, a fine sitting room, there are 3 good size bedrooms plus a dressing room/study adjacent to the third bedroom, refitted shower room and a downstairs cloakroom. There is an integral garage with adjacent utility area approached by a private drive and the most attractive secluded rear garden (maximum 37 feet in length) enjoys a favoured southerly aspect and is arranged with a sheltered paved sun terrace and level lawn. There is further scope to extend at first floor level, subject to obtaining the usual planning consents.

Situated in this much favoured location just a short walk to the town centre with its wide range of shops and array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline station is within easy reach providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town has several parks, a



modern leisure complex a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.2 miles to the north, the cosmopolitan city of Brighton is a similar distance to the south, whilst the South Downs and the Ashdown Forest are a short drive away offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Attractive composite front door to:

**Entrance Hall** Under stairs cupboard. Radiator. Wood effect laminate flooring.

**Cloakroom** Close coupled wc, basin with single lever mixer tap, cupboard beneath. Double glazed window. Radiator. Ceiling downlighters. Tiled floor.

**Sitting Room** 13' x 10'9" (3.96m x 3.28m) TV aerial point. Double glazed window. Radiator.

**Superb Kitchen/Dining Room** 17'11" x 10'11" (5.46m x 3.34m) Comprehensively fitted with a quality range of high gloss fronted units with wood effect laminate work surfaces, comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and integrated dishwasher under. Fitted 4 ring halogen hob with glass splashback, brushed steel extractor hood over flanked by wall cupboards. Built-in brushed steel electric double oven and microwave, drawer under, cupboard over. Long matching work surface with cupboards and drawers under. Integrated tall fridge/freezer. Further range of wall cupboards. Worktop lighting. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Wood effect laminate flooring. Double glazed sliding door to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space housing gas boiler. Double glazed window.

**Bedroom 1** 12'6" x 10'3" (3.81m x 3.12m) Large built-in triple wardrobe with floor to ceiling sliding doors (central mirror door). Built-in slatted shelved airing cupboard.

**Bedroom 2** 11'2" x 9'5" (3.4m x 2.87m) Double glazed window. Radiator.

**Bedroom 3** 12'1" x 7'5" (3.68m x 2.26m) Double glazed window. Radiator. Opening to:

**Dressing Room/Study** 9'5" x 6'6" (2.87m x 1.98m) Good size built-in wardrobe/storage cupboard. Double glazed window. Radiator. Wood effect laminate flooring.

**Shower Room** Tiled floor. Fully tiled walls. White suite comprising glazed shower cubicle with electric fitment, pedestal basin with single lever mixer tap, close coupled wc. Heated chrome ladder towel warmer/radiator. Ceiling downlighters.

## OUTSIDE

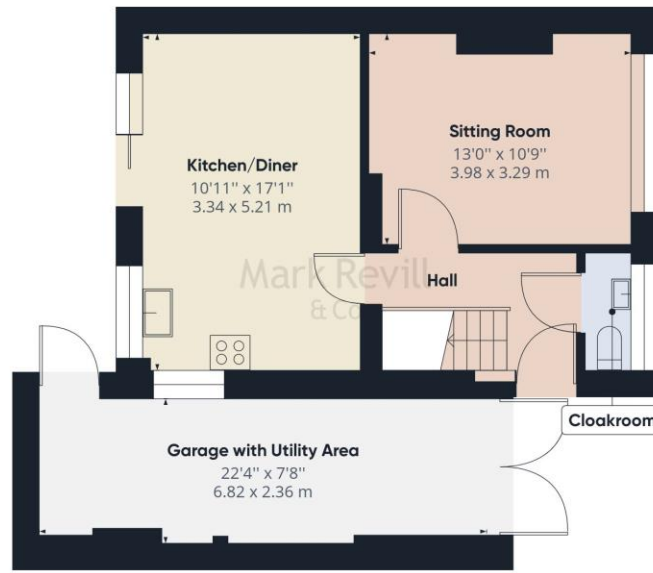
**Attached Garage & Utility Area** 22'4" x 7'8" (6.81m x 2.34m) Double timber doors. Light and power points. Wall cupboards. Plumbing for washing machine, vent for tumble drier, sky light. Water Tap. Rear door to garden.

## Private Drive & Covered Area

**Front Garden** Laid to lawn with brick paved paths, dwarf wall and flower planters.

**Most Attractive South Facing Rear Garden** Extending to a maximum of 37 feet (11.28 m) in length. Arranged with a slate paved sun terrace adjacent to the house with step to level well-kept lawn with bark filled herbaceous bed at the far end, planted with young rhododendrons, acer etc. The garden is fully enclosed with timber fencing and established clipped evergreens to the rear boundary offering shelter and seclusion.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1059.02 ft<sup>2</sup>  
98.39 m<sup>2</sup>

**Reduced headroom**

2.60 ft<sup>2</sup>  
0.24 m<sup>2</sup>

(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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