



18 Augustines Way
Haywards Heath, RH16 3JH



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£365,000

This attractive end of terrace house occupies a quiet 'tucked away' location within walking distance of Haywards Heath town centre. The bright, spacious and well planned accommodation has the benefit of gas central heating and double glazing and incorporates 3 bedrooms (2 double), bathroom, a fine double aspect sitting with dining room and a fitted kitchen complete with appliances. There is a garage adjacent to the attractive fully enclosed rear garden which extends to about 30 feet in length arranged with a raised paved sun terrace and lawn with flower shrub borders.

Situated in this much favoured convenient location within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and to several well regarded schools catering for all age groups. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.7 miles to the north, the cosmopolitan city of Brighton is just over 14 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

Porch Double glazed panelled front door to:

Hall Radiator. Bamboo flooring. Part glazed door to:

Sitting and Dining Room 26'7" x 12'7" (8.10m x 3.84m) A fine double aspect room with large floor to ceiling double glazed window to front. Good size understairs storage cupboard. Radiator. Bamboo flooring. Double glazed sliding door to rear garden.

Kitchen 9'4" x 7'4" (2.84m x 2.24m) Fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces to three sides with cupboards, including corner carousel units, drawers and **washer/dryer** under. Built-in **electric double oven**, **4 ring gas hob** with extractor over. Range of wall cupboards including glazed unit, further wall cupboard. **Fridge**. Double glazed window. Part tiled walls. Wood effect vinyl flooring.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space housing gas combination boiler. Built-in slatted shelved linen cupboard. Double glazed window.

Bedroom 1 12'2" x 8'11" (3.71m x 2.72m) Enjoying far reaching views. Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 2 10'4" x 9'2" (3.15m x 2.79m) Built-in double wardrobe with cupboard over. 2 double glazed windows. Radiator.

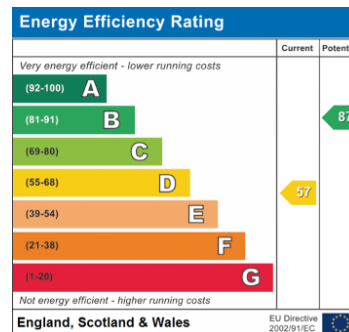
Bedroom 3 7' x 6'5" (2.13m x 1.96m) Tall shelved recess. Double glazed window. Radiator.

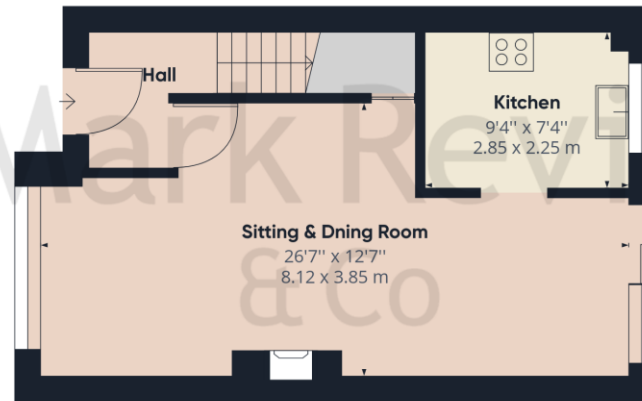
Bathroom White suite comprising bath with independent Triton electric shower fitment over, low level wc, basin. Shaver point. Double glazed window. Part tiled walls. Chequered vinyl flooring.

OUTSIDE

Garage 16'1" x 8' (4.90m x 2.44m) Lying adjacent to the rear garden. Light and power points. Up and over door. Rear door.

Rear Garden About 30 feet (9.14m) in length. Arranged with a raised paved sun terrace with central step to lawn with flower and shrub borders. Water tap. Outside light. Side access with gate to front. Door to garage. The garden is fully enclosed with timber fencing.



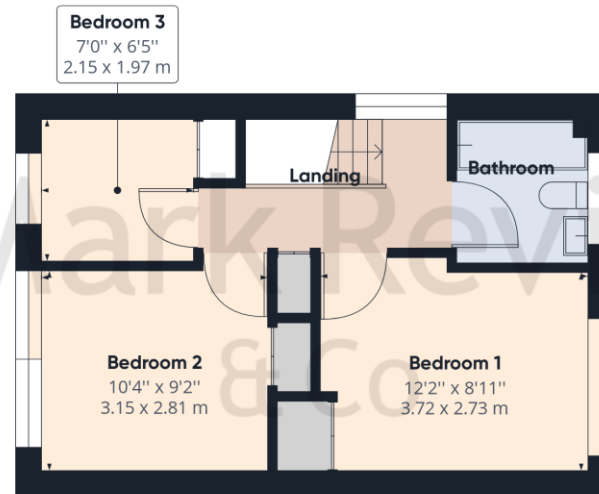


Ground Floor

Approximate total area⁽¹⁾

769.14 ft²

71.46 m²



Floor 1

(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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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

