



7 Ash Way
Haywards Heath, RH17 7GE



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£445,000

This excellent semi-detached house built just 5 years ago offers bright, stylish and well designed accommodation having the benefit of gas central heating and double glazing. This delightful home has the remainder of a the 10 year NHBC warranty and incorporates 3 bedrooms, luxury en-suite shower room to the main bedroom, bathroom, downstairs cloakroom, a fine living room and a superb comprehensively fitted kitchen/diner complete with appliances. There is an attached garage with private block paved driveway offering parking for 2 vehicles and the delightful fully enclosed L shaped rear garden extends to about 33 feet in length arranged with a good size paved sun terrace, level lawn with shed and further sheltered patio with borders planted with a variety of shrubs and climbing roses.

Ash Way occupies a much favoured quiet location on the south eastern edge of Haywards Heath 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 Outside light.

Hall Ample coat hanging space. Radiator. Karndean French grey oak effect flooring. Stairs to first floor.

Living Room 13'11" x 12' (4.24m x 3.66m) TV/Satellite aerial points. Double glazed window with plantation shutters. Radiator. Karndean French grey oak effect flooring.

Rear Lobby Large built-in under stairs storage cupboard. Karndean French grey oak effect flooring. Opening to kitchen.

Cloakroom White suite comprising wc with concealed cistern, tiled surround and shelf over, basin with single lever mixer tap, cupboard beneath. Extractor fan. Karndean French grey oak effect flooring.

Excellent Kitchen/Dining Room 15'6" x 9'5" (4.72m x 2.87m) Comprehensively fitted with a quality range of white high gloss fronted units with wood grain effect laminate work surfaces and upstands comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers, integrated **dishwasher** and **washing machine** beneath. Built-in brushed steel **electric oven**, fitted brushed steel **4 ring gas hob**, brushed steel splashback and extractor hood over flanked by wall cupboards. Integrated tall **fridge** and **freezer**. Further wall cupboard housing Logic gas boiler. Radiator. Ceiling downlighters. Karndean French grey oak effect flooring. Double glazed casement doors flanked by double glazed windows to rear garden.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 9'8" x 9'3" (2.95m x 2.82m) Large recess ideal for wardrobe/storage. TV/Satellite aerial points. Double glazed window. Radiator.

En Suite Shower Room Fully tiled glazed shower cubicle, wc with concealed cistern, tiled surround and shelf over, pedestal basin with single lever mixer tap, tiled splashback. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Tiled effect vinyl flooring.

Bedroom 2 10'10" x 8'8" (3.30m x 2.64m) 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 mixer tap and independent shower over, glazed screen, inset basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls, fully tiled around bath. Patterned vinyl flooring.

OUTSIDE

Attached Garage 19'9" x 10' (6.02m x 3.05m) Up and over door. Light and power points. Loft **storage space**. Rear door to garden.

Private Drive Block paved. Offering parking for 2 vehicles.

Front Garden Laid to lawn with shrub beds and paved path. **Paved side access with gate to:**

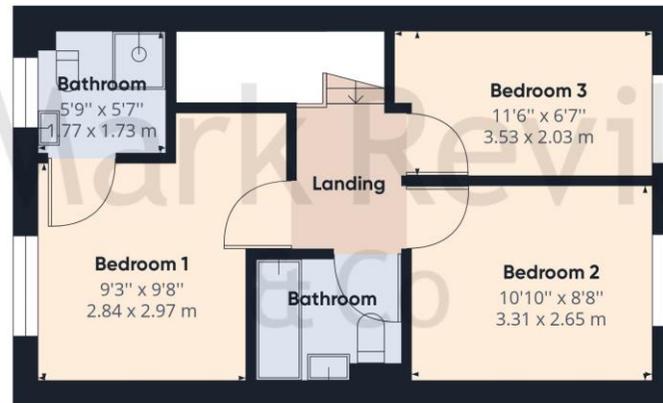
Most Attractive Rear Garden About 33 feet (10.06 m) in length x 31 feet (9.45m) in width. Arranged with paved sun terrace and path, level well tended lawn with flower and shrub borders planted with a variety of climbing roses, hydrangea etc. Further sheltered paved patio at the far end. Water tap. Outside light. The garden is fully enclosed by close boarded timber fencing.

Estate Maintenance £315.48 per annum.





Ground Floor



Floor 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

798.83 ft²

74.21 m²

(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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