



**14 Acre Close**  
Haywards Heath, RH16 4NT



**Mark Revill & Co**



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£360,000

This excellent terraced house offers bright, spacious and well presented accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The house incorporates 3 bedrooms (2 double), a stylish refitted bathroom with contemporary white suite, downstairs cloakroom, fine sitting room and a large well fitted kitchen/diner. Residents parking space is at the end of the close and the attractive rear garden extends to about 40 feet in length arranged with timber decking and a level lawn with brick outhouse.

Situated at the end of a cul-de-sac lying immediately off Rumbolds Lane in this popular established location close to Ashenground Woods and Victoria Park with its tennis courts. Haywards Heath town centre is close at hand with its wide range of shops as is 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 has a modern leisure centre, Sainsbury's and Waitrose superstores. The A23 lies about 6 miles to the west via the recently





opened bypass providing a direct route to the motorway network, Gatwick Airport is 14.3 miles to the north and 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** Attractive double glazed front door to:

**Hall** 2 built-in coats/store cupboards. Large under stairs storage recess. Radiator. Wood effect laminate flooring. Stairs to first floor. Double glazed door to rear garden. Stairs to first floor.

**Cloakroom** Low level wc and corner basin (fitted in 2021) with tiled splashback. Double glazed window. Radiator. Tiled floor.

**Sitting Room** 13'2" x 11'10" (4.01m x 3.61m) TV aerial point. Double glazed window. Radiator. Wood effect laminate flooring.

**Kitchen/Diner** 13'3" x 11'3" (4.04m x 3.43m) Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, integrated **dishwasher** and space with plumbing for washing machine under, adjacent tall larder unit. Brushed steel Stoves **gas cooker** with brushed steel splashback and extractor hood over. Several wall cupboards, further worktop with cupboard and drawers under. Space for upright fridge/freezer. Double glazed window. Radiator. Wood effect laminate flooring.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space housing Glow-worm combination boiler (installed in 2018). Built-in utility/linen cupboard with slatted shelving.

**Bedroom 1** 12' x 10'7" (3.66m x 3.23m) Double glazed window. Radiator.

**Bedroom 2** 11'6" x 10'5" (3.51m x 3.18m) Double glazed window. Radiator.

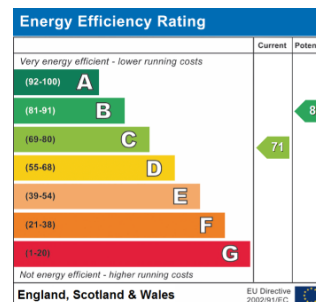
**Bedroom 3** 9' x 8'11" (2.74m x 2.72m) Good size built-in storage/wardrobe over stairwell. Double glazed window. Radiator.

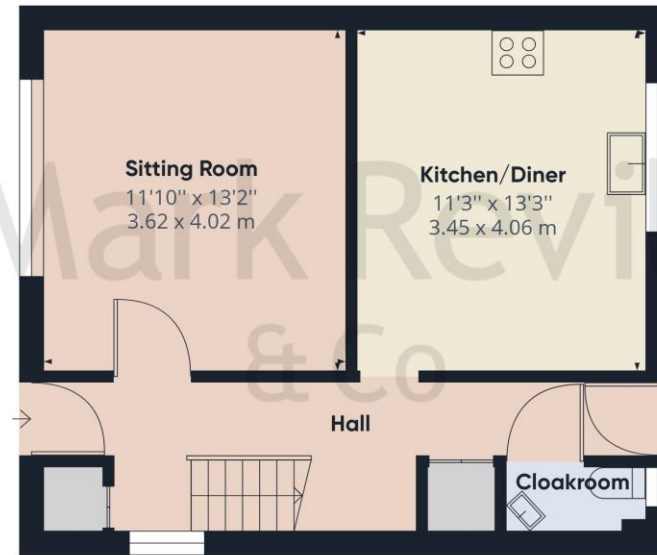
**Luxury Bathroom** Refitted in 2019 with a stylish white suite comprising shaped bath with mixer tap, independent shower over with overhead rain water and hand held fitments, glazed shower screen, inset basin with single lever mixer tap, adjacent top, cupboards beneath, wc with concealed cistern, useful top. Wall mounted anti-mist mirror with LED lighting and shaver socket. Heated ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled floor.

## OUTSIDE

**Car Parking Space** Right to park in resident's parking area at the end of the cul-de-sac.

**Attractive Rear Garden** About 40 feet (12.19m) in length. Arranged with timber decking adjacent to the house with path and herbaceous border containing several shrubs including rhododendron, honeysuckle and clematis. Level lawn planted with several shrubs, flower border at the far end. **Brick built shed**. The garden is fully enclosed by timber fencing and wall with rear access gate.





Ground Floor



Floor 1

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

880.21 ft<sup>2</sup>

81.77 m<sup>2</sup>

(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

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