



38 Ryecroft
Haywards Heath, RH16 4NW

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£320,000

This excellent terraced house offers bright, spacious and well designed accommodation and enjoys a delightful south facing rear garden. The house has the benefit of gas central heating and double glazing and incorporates 2 bedrooms (both with built-in wardrobes), a refitted bathroom, good size living room and a well fitted kitchen/diner complete with gas cooker. There is an allocated car parking space close by and the most attractive rear garden extends to about 36 feet in length arranged with timber decking opening to a level lawn with timber shed.

Ryecroft is a small cul-de-sac lying immediately off Wood Ride in this popular established location just a short walk via a footpath to Victoria Park with its tennis courts and to the town centre with its wide range of shops including The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), as is the Dolphin Leisure centre, Sainsbury's and Waitrose superstores. There are several well regarded schools in the locality catering for all age groups 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, Brighton and the coast is 14.4 miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Entrance Lobby Built-in coats/storage cupboard. Tiled floor. Open shelving. Opening to:

Living Room 14'1" x 12'1" (4.29m x 3.68m) TV aerial point. Double glazed window. Radiator. Understairs cupboard. Staircase to first floor. Wood effect laminate flooring. Opening to:

Kitchen/Diner 11'10" x 11'1" (3.61m x 3.38m) Fitted with attractive range of units comprising deep enamel sink, adjacent timber work surfaces with cupboards, drawers and appliance space with plumbing for washing machine under. Hotpoint **gas cooker** incorporating 2 ovens and 4 ring hob, extractor hood over. Tall larder unit with pull out wire shelving. Space for upright fridge/freezer. Range of wall cupboards. Wall mounted Worcester Bosch gas boiler. Double glazed window. Radiator. Tiled floor to kitchen and wood effect laminate flooring to dining area. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 11'8" x 11'1" (3.56m x 3.38m) Built-in wardrobe. Double glazed window. Radiator.

Bedroom 2 11'4" x 6'2" (3.45m x 1.88m) Built-in wardrobe/storage cupboard. Built-in slatted shelved linen cupboard. Double glazed window. Radiator.

Bathroom White suite comprising bath with copper mixer tap with overhead and hand held attachments, inset copper basin with mixer tap, tiled top, cupboard beneath, close coupled wc. Heated ladder towel warmer/radiator. Ceiling downlighters. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled floor.

OUTSIDE

Allocated Car Parking Space

Front Garden Laid to lawn. Paved path and steps.

Attractive South Facing Rear Garden About 36 feet (10.97m) in length. Arranged with timber decking adjacent to the house opening to a level lawn, shrub borders, rowan tree, acer. Water tap. Rear access gate. The garden is fully enclosed by timber fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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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