



6 Manaton Close
Haywards Heath, RH16 3HS



Mark Revill & Co

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£385,000

This excellent semi detached house occupies a quiet yet convenient position, has the benefit of a garage with its own drive and enjoys an attractive west facing rear garden. The bright, spacious and well presented accommodation has the benefit of gas central heating (Hive controlled combination boiler) and double glazing and incorporates 3 bedrooms (2 double), a bathroom with white suite, a fine sitting room with opening to separate dining room and a kitchen. The fully enclosed rear garden extends to about 32 feet in length and is arranged with a wide paved sun terrace and level lawn.

Manaton Close is a small cul-de-sac lying immediately off Priory Way in this much favoured established location within walking distance 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 also 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 offering a direct route to the motorway network. Gatwick Airport is 14 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance 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

Hall Approached by attractive composite panelled front door flanked by double glazed side screen. Telephone point. Built-in storage cupboard housing gas and electric meters. Wall mounted Hive central heating and hot water time control. Radiator. Stairs to first floor.

Sitting Room 14'6" x 13'4" (4.42m x 4.06m) Understairs storage cupboard. Large double glazed picture window and high level window. Radiator. Opening to:

Dining Room 8'10" x 8'9" (2.69m x 2.67m) Radiator. Double glazed casement doors to rear garden.

Kitchen 8'10" x 8'9" (2.69m x 2.67m) Stainless steel sink, adjacent worktop, cupboards and drawer under, further worktop with plumbing for washing machine beneath. Recess for cooker. Matching L shaped worktop, cupboards and drawers under. Range of wall cupboards. Space for upright fridge/freezer. Wall mounted Glow worm gas combination boiler. Double glazed window. Part tiled walls. Wood effect vinyl flooring. Double glazed door to rear garden.

Note: The fridge/freezer, cooker and washing machine are available subject to negotiation.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard. Double glazed window.

Bedroom 1 10'10" x 11'3" (3.30m x 3.43m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 2 11' x 8'11" (3.35m x 2.72m) Recess for wardrobe. Double glazed window. Radiator.

Bedroom 3 6'7" x 6'5" (2.01m x 1.96m) Storage recess over stairwell. Double glazed window. Radiator.

Bathroom White suite comprising P shaped bath with mixer tap and independent Triton T80 electric shower fitment over (installed January 2024), curved glazed screen, basin with wall mounted mixer tap, close coupled wc, corner cupboard with mirror door. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

Attached Garage 16'3" x 8' (4.95m x 2.44m) Electronically operated remote controlled roller door. GRP fiberglass composite roof. Rear door to garden.

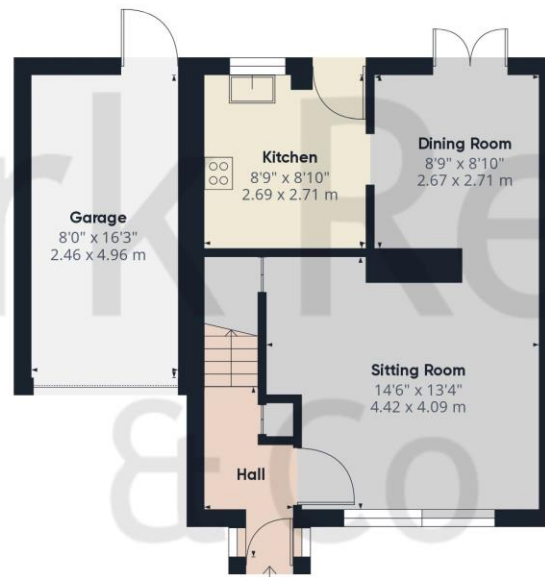
Private Drive

Front Garden Neatly laid to lawn with clipped holly tree, shrub border with established camellia.

Attractive West Facing Rear Garden About 32 feet (9.75m) in length. Arranged as a wide paved sun terrace adjacent to the house with raised brick shrub planter and flower bed, lawn, raised paved patio and **timber shed**. The garden is fully enclosed by close boarded timber fencing, red brick wall, chain link fencing and a screening of clipped evergreens to the rear boundary.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(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	



Ground Floor

Approximate total area⁽¹⁾

900.01 ft²
83.61 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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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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