



**6 Vale Road**  
**Haywards Heath, RH16 4JT**

 **Mark Revill & Co**

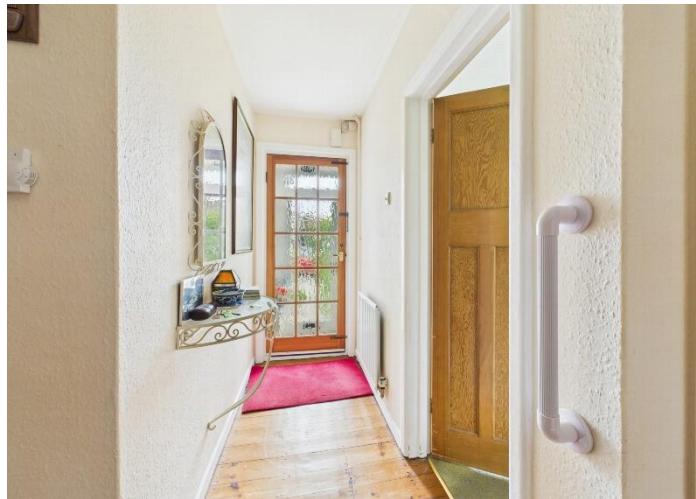
# 6 Vale Road Haywards Heath, RH16 4JT

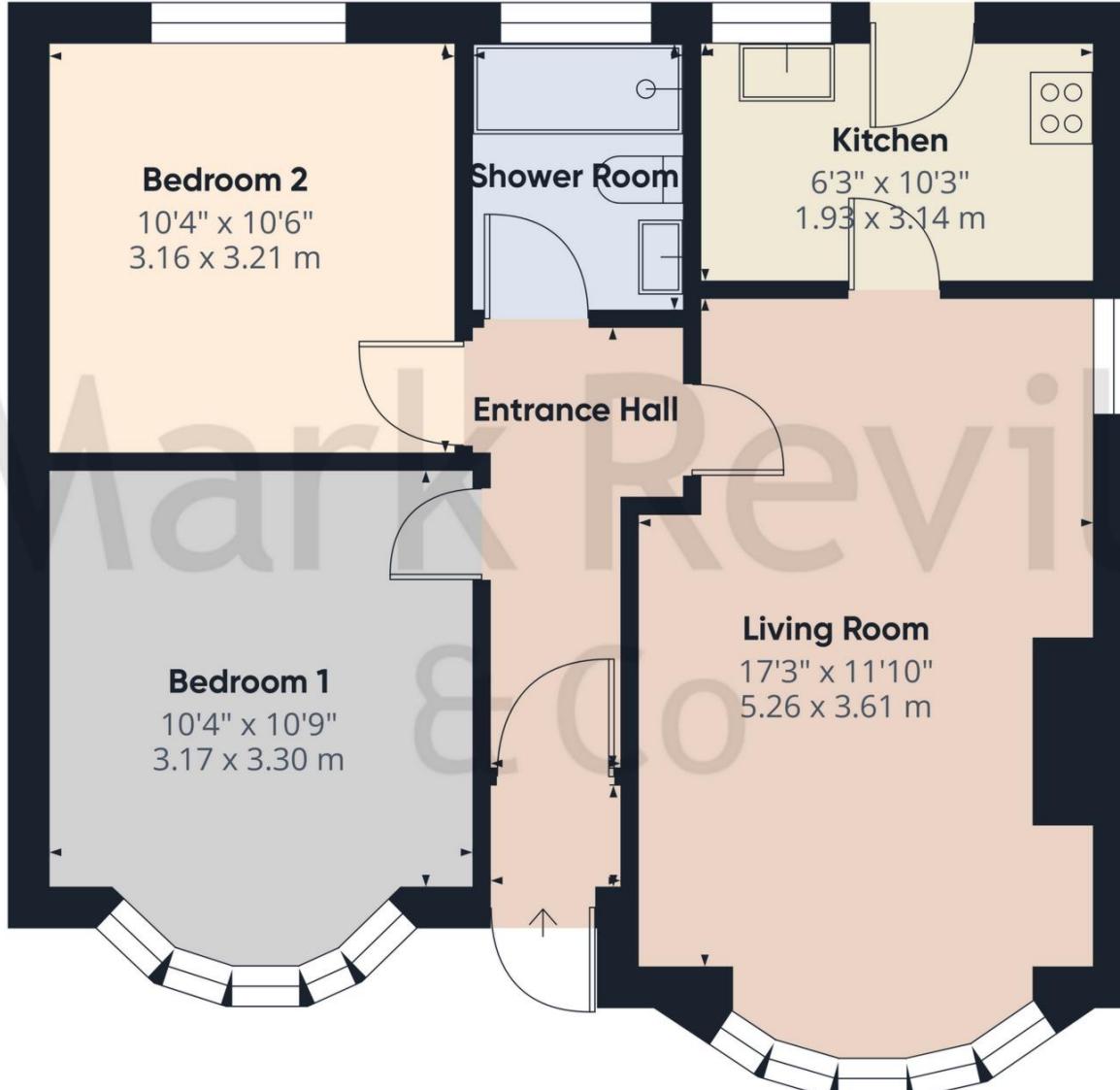
Guide Price £375,000 Freehold

A two bedroom semi detached bungalow occupying a generous plot and offering excellent scope for modernisation, refurbishment and extension. The property presents an exciting opportunity to create a bespoke family home, with ample space to extend or convert the large loft area into additional accommodation, subject to the necessary planning permissions. The existing layout includes a spacious through sitting/dining room, a fitted kitchen, two well proportioned bedrooms and a shower room. Additional benefits include gas fired central heating and a driveway (partially shared with private section to the far end), along with a fully landscaped rear garden and a neatly maintained front garden. Ideally located in a central and convenient position, this property is offered with no upward chain and vacant possession. Internal viewing is highly recommended.

Situated in a popular and well connected road in the heart of Haywards Heath, enjoying easy access to a wide range of local amenities. The nearby town centre offers an excellent selection of shops, cafes, and restaurants, with supermarkets including Tesco Express and Sainsbury's Local close at hand. For those who enjoy the outdoors, Ashenground woods is just a short walk away, offering scenic trails and natural beauty. Families are well served by a choice of highly regarded schools: St Joseph's Catholic Primary (approx. 0.42 miles), St Wilfrid's C of E Primary (0.58 miles) and Warden Park Primary Academy (0.64 miles). Oathall Community College and Warden Park Secondary Academy are both within easy reach for secondary education. For commuters, Haywards Heath mainline station is under a mile away, providing fast and regular services to London, Brighton and beyond, while the nearby A272 connects easily to the A23/M23 road network.







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

613 ft<sup>2</sup>

56.9 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		53
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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