



**91 Ashenground Road**  
Haywards Heath, RH16 4PY



**Mark Revill & Co**

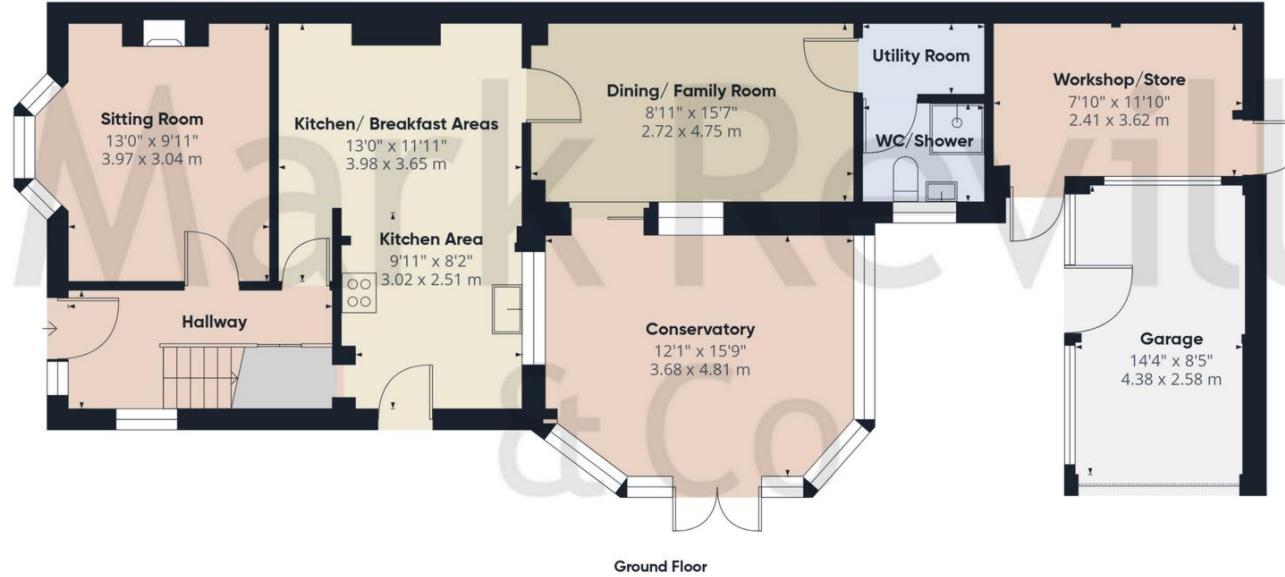
Offers in Excess of £475,000 Freehold

This extended three bedroom semi detached family home offers a spacious and versatile layout. Lovingly maintained and significantly improved by the current owners, who have enjoyed living here for over 30 years, the property is presented in excellent order throughout. The well arranged accommodation spans two floors and includes an entrance hall, a bright sitting room with bay window and feature fireplace, and a superb kitchen/breakfast room fitted with integrated appliances and breakfast bar. A separate dining/family room opens into a triple-aspect conservatory with doors leading out to the rear garden, while a utility room and ground floor shower room/WC add further convenience. On the first floor, the landing leads to three well-proportioned bedrooms served by a modern family bathroom. Additional features include gas central heating, uPVC double glazed windows and a highly convenient central location. Externally, the property enjoys beautifully tended gardens to the front, side and rear with raised decking and patio areas, ideal for outdoor entertaining. An attached brick and timber workshop/store adjoins the garage, while a rear gate provides access to a private driveway offering off street parking.

Situated on the corner with Sheppseys in this favoured and established location, the property is within walking distance of the town centre which offers a wide range of shops and an array of restaurants. Ashenground Woods lies close by, providing a natural setting for walks, while Victoria Park with its tennis courts is also within easy reach. Haywards Heath mainline railway station offers a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and is readily accessible. The area benefits from several highly regarded schools catering for all age groups, and the A23 lies about 5 miles to the west, providing swift access to the motorway network. Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton a similar distance to the south, while the renowned Beech Hurst Gardens and grounds are within a 15 minute walk.



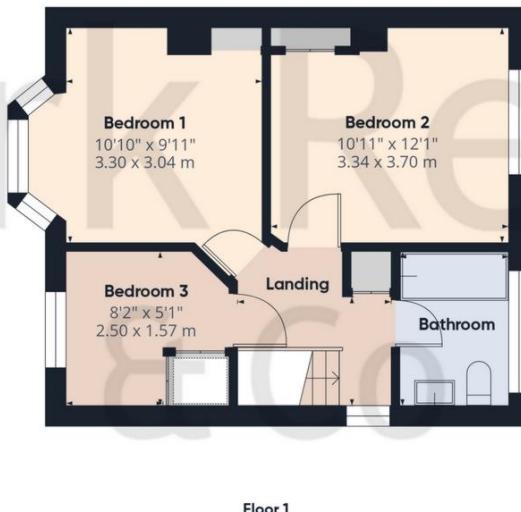




Approximate total area<sup>(1)</sup>

1410 ft<sup>2</sup>

130.9 m<sup>2</sup>



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

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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