



## Newton Court, Perrymount Road, Haywards Heath

Conveniently located two bedroom terrace house situated within walking distance of the train station and town centre.



- ▶ Garden
- ▶ Short Walk to Mainline Station
- ▶ Communal Gardens
- ▶ Parking
- ▶ Garage
- ▶ Short Walk to Town Centre
- ▶ Extended Living Room
- ▶ No Chain

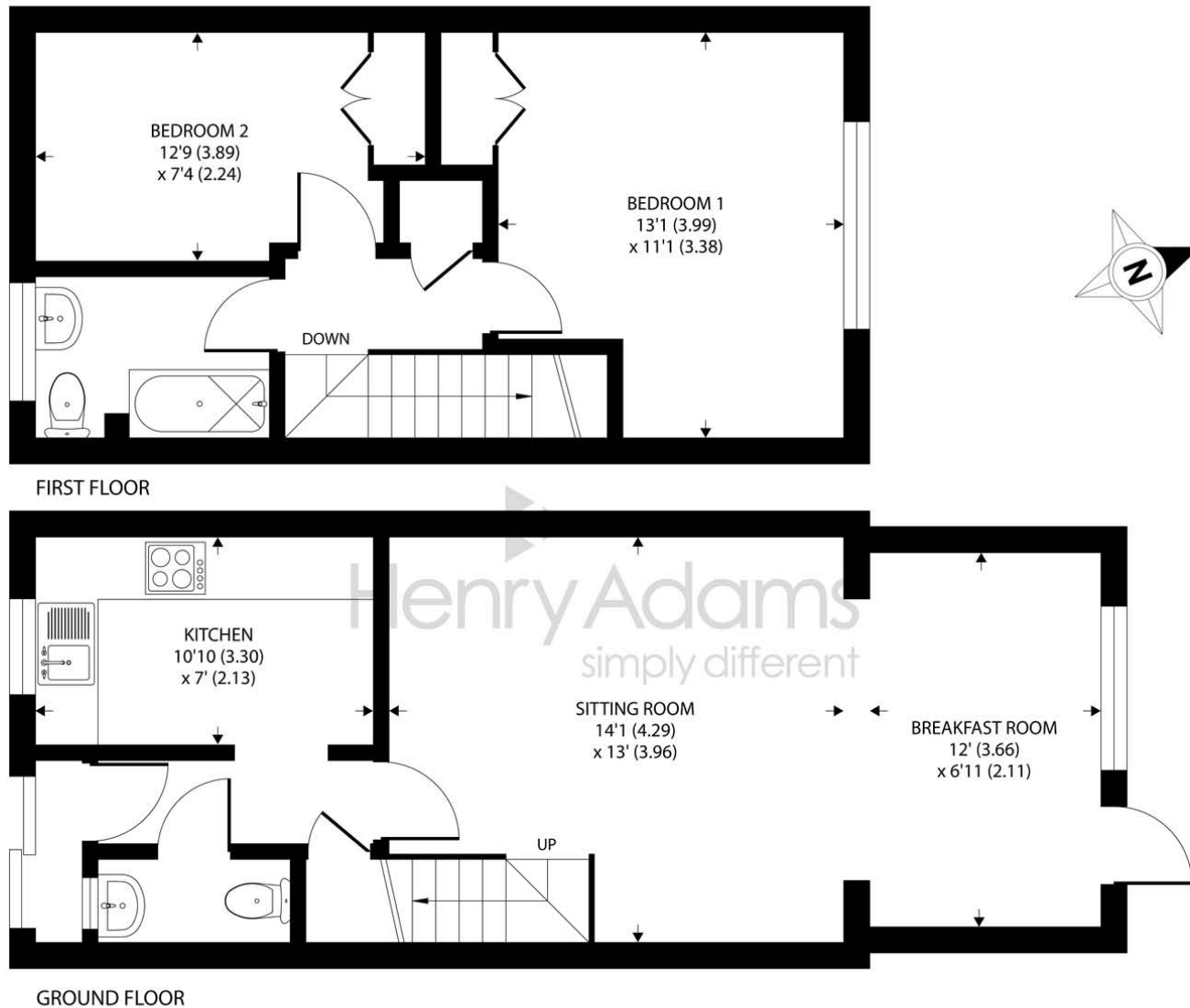
This house comes complete with a rear courtyard garden and garage. The accommodation briefly comprises a bright and airy hallway with under stairs storage cupboard, downstairs cloakroom, a well-proportioned kitchen with a window to the front and a large open plan sitting/dining room which has been extended and provides access opening out to the rear garden.

Upstairs there are two bedrooms and a family bathroom. The landing area provides access to the loft and also benefits from a built in storage cupboard. The main bedroom is a very good size double with a built in wardrobes and a window overlooking the rear garden, bedroom two is a smaller double with built in wardrobe and is positioned at the front of the house. The family bathroom comprises a white panel enclosed bath with an overhead shower, hand basin and wc.

Outside the house is approached via a small pathway which leads to the open porch and front door. To the rear of the property is a courtyard garden which is privately enclosed with rear gate leading to parking.

This property also comes complete with a single garage en-block to the rear of property. Further attributes include double glazing and gas fired central heating.





## 32 Newton Court, Haywards Heath

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Henry Adams. REF: 641842

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The property is situated in Newton Court, off Perrymount Road and ideally situated within a short walk of Haywards Heath mainline train station and town centre. Nearby facilities include the Dolphin Leisure Centre, Sainsbury's Superstore and Waitrose are also within walking distance. Haywards Heath town centre provides extensive shopping facilities including Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway.

Haywards Heath mainline station offers regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

