



26 Southdown Close, Haywards Heath

Guide Price £500,000

Southdown Close, Haywards Heath, RH16

A lovingly refurbished 3 bedroom home, finished to an exceptional standard, with a driveway and a garage, set in a cul-de-sac location.

In brief the property comprises an entrance hall and a cloakroom. The modern kitchen which has been fitted with solid oak units and shaker style frontage and is complete with white composite counter tops finishing the high-end look. A big feature of this kitchen is the range-style cooker, and this is complimented by integrated appliances, completing the room for a turnkey move in. There is space for a dining table and chairs, under triple pendant lighting. And the luxury of an additional reception room separated by a sliding barn door. This room also provides access to the rear garden.

To the front of the property there is the separate living room which creates a restful space, complete with a Stovax log burner which is ready for those "by fire light" evenings whilst looking out the large window to the front garden.

The first floor comprises a landing area, with access to the loft with boarding, a pull-down ladder and lighting. From the landing are two double bedrooms, the master benefiting from handmade built in wardrobes with sliding doors and a separate cupboard for additional storage, and there is a third single bedroom. The family bathroom has recently been fitted to a high standard with herringbone metro tiles to the walls, and fitted matching suite. This room also has a heated towel rail, LED mirror with Bluetooth, and underfloor electric heating to the Aztec tiled flooring.

Further attributes include LVT flooring, new carpets & radiators. A new Worcester boiler with nest system & a new roof in 2021. A complete re-wire & new consumer unit in 2022. Also offers scope to extend (STNPC). Council Tax band: D / Tenure: Freehold. EPC: C / EPC Environmental Impact Rating: C



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Approximate Gross Internal Area = 85.8 sq m / 924 sq ft
Approximate Garage Internal Area = 14 sq m / 151 sq ft
Approximate Total Internal Area = 99.8 sq m / 1075 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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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.

In accordance with the Provisions of the Estate Agents Act 1979, we confirm that the vendor is a member of staff of Henry Adams (Horsham) Lettings LLP.