



**70 America Lane**  
Haywards Heath, West Sussex. RH16 3QE



**Mark Revill & Co**

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£375,000

This attractive traditionally built semi-detached house of character offers bright, spacious and well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The property features a wealth of natural wood joinery including internal doors, skirtings and architraves and incorporates 3 good size bedrooms, a spacious bathroom, 2 separate receptions rooms and a well fitted kitchen complete with oven and hob. There is off road parking to the front for 2 vehicles and a particular feature is the delightful south facing rear garden extending to about 96 feet in length arranged mainly as lawns with a paved sun terrace and sheltered decking.

Situated in this popular established location close to local shops and several well regarded schools catering for all age groups. The town centre is close at hand offering a wide range of shops and an array of restaurants as is the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has several parks, a modern leisure centre, a Waitrose and Sainsbury's superstore and is located about 5 miles west of the A23 providing a direct route to the motorway network. Gatwick Airport is 14.3 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south and the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.



## GROUND FLOOR

**Spacious Hall** Good size built-in coats/store cupboard housing electric meter. Understairs cupboard. Radiator. Stairs to first floor.

**Cloakroom** Low level wc and basin. Double glazed window. Radiator.

**Sitting Room** 13'8" x 10'7" (4.17m x 3.23m) A most attractive room enjoying an open outlook over the recreation ground. Handsome open fireplace with decorative natural timber surround and stone hearth. Recessed cupboard and open book/display shelving on either side of the chimney breast. 2 wall light points. Double glazed window. Radiator. Picture rail.

**Excellent Kitchen** 10'5" x 10'1" (3.18m x 3.07m) Well fitted with a range of contemporary high gloss fronted units with laminate work surfaces comprising inset stainless steel sink with single lever mixer tap, adjacent worktop, cupboards and plumbing for dishwasher under. Fitted Zanussi **4 ring induction hob**. Built-in Zanussi **electric oven**, cupboard under and over. Further matching worktop, cupboards, drawers and appliance space under. Walk-in recess with fitted worktop, cupboards under. Range of wall cupboards. Further wall cupboard housing Worcester gas boiler. Worktop lighting. 2 double glazed windows. Part tiled walls. Tiled effect Klick flooring. Double glazed door to outside. Opening to:

**Dining Room** 10'5" x 8'6" (3.18m x 2.59m) Radiator. Double glazed casement doors to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Double glazed window.

**Bedroom 1** 13'8" x 10'7" (4.17m x 3.23m) Double glazed window. Radiator. Picture rail.

**Bedroom 2** 10'9" x 10'5" (3.28m x 3.18m) Double glazed window. Radiator. Picture rail.

**Bedroom 3** 8'2" x 8'1" (2.49m x 2.46m) plus door recess. Double glazed window. Radiator. Picture rail.

**Spacious Bathroom** Corner bath with independent Triton electric shower fitted over, fitted rail and curtain, pedestal basin, close coupled wc. Built-in airing cupboard housing pre-insulated hot water cylinder with slatted shelved cupboard over. Small strip light/shaver point. Radiator. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Double Width Drive** Adjacent stone filled bed, planted with a variety of heathers and shrubs, clipped privet hedge boundary.

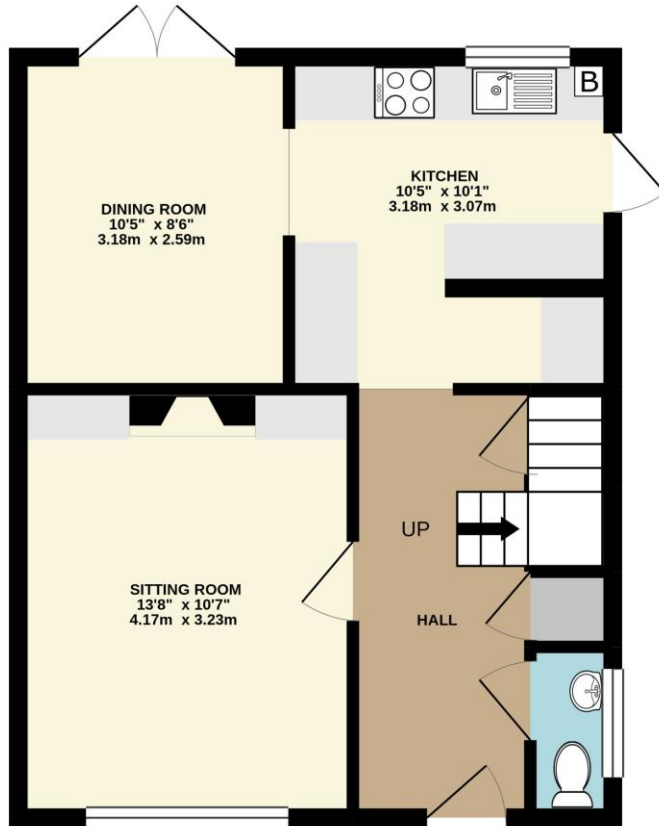
**Courtyard with Two Brick Built Outouses** One used as a utility area with light and power points, worktop, plumbing for washing machine and space for tumble dryer under. Range of fitted wall cupboards. Opening to:

**Lovely South Facing Rear Garden** About 96 feet in length. Arranged with sheltered timber decking adjacent to the house, steps to a raised paved and brick, sun terrace, curved gravel path, good size lawn, deep herbaceous beds interspersed with established shrubs and small trees including lilac, honeysuckle, dogwood and jasmine. Further area at the far end with herbaceous beds, mature hedges and shrubs, **greenhouse** and **timber shed**.

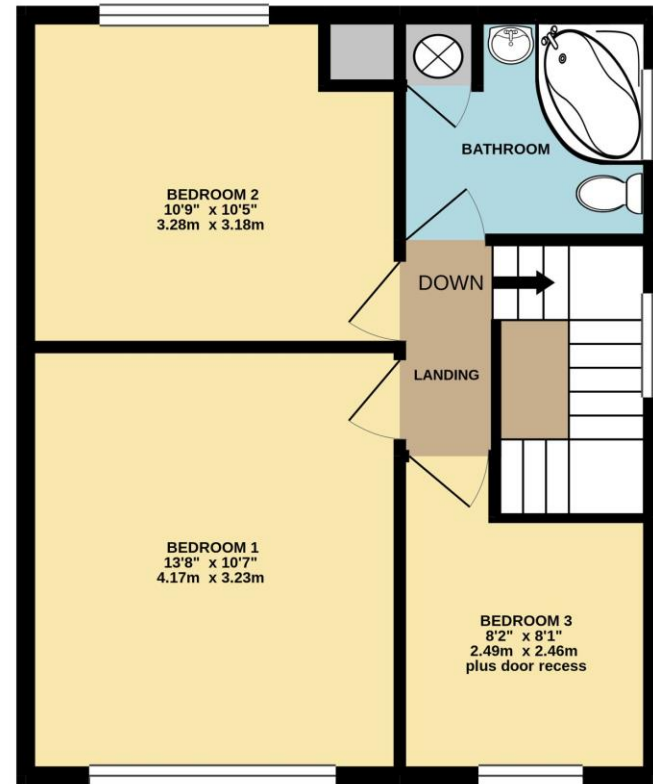


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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