



36 Southdowns Close
Haywards Heath. RH16 4JR



Mark Revill & Co

36 Southdowns Close Haywards Heath. RH16 4JR

**Offers Invited in the Region of
£400,000 - £415,000**

This attractive semi-detached house has been extended on the ground floor to create spacious and well planned accommodation offering scope to incorporate a separate suite if desired. The property is in need of redecoration and updating although has the benefit of gas central heating and double glazing and comprises, 3 bedrooms, bathroom, sitting & dining room, kitchen complete with oven and hob, large living room and downstairs wc. There is a private drive and the easily managed paved gardens enjoy a favoured south westerly aspect.

Situated in a quiet cul-de-sac in this favoured established location close to a local doctors surgery and chemist and with walking distance of the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded schools in the locality catering for all age groups and the town has a modern leisure centre, a Waitrose and Sainsburys superstore. The A23



lies about 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Porch Attractive double glazed panelled front door to:

Hall Electric meter cupboard. Useful understairs storage recess. Radiator. Stairs to first floor.

Sitting & Dining Room 21'4" x 12'7" (6.50m x 3.84m) Double aspect. Tiled fireplace and hearth with fitted gas fire. TV aerial point. 2 double glazed windows. Radiator.

Kitchen 11'1" x 8'9" (3.38m x 2.67m) Fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktops, cupboards, drawers and appliance space under. Plumbing for washing machine. Built in Neff **electric double oven**, fitted Neff brushed steel **4 ring gas hob** and concealed filter hood over, flanked by wall cupboards. Further range of tall wall cupboards. Corner base unit with worktop, cupboards and drawers under. Tall shallow fitted broom/storage cupboard. Double glazed window. Part tiled walls. Tiled floor. Note: We understand that the Bosch washing machine and fridge are available subject to negotiation

Living Room 15'11" x 8'11" (4.85m x 2.72m) Double aspect. 2 double glazed windows. Radiator.

Rear Lobby Double glazed door to rear porch and garden.

Cloakroom wc with concealed cistern, shelf over, wall mounted basin. Double glazed window. Half tiled walls. Tiled floor.

FIRST FLOOR

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

Bedroom 1 12' x 9'10" (3.66m x 3.00m) Built in slatted shelved airing cupboard housing lagged hot water cylinder. Double glazed window. Radiator.

Bedroom 2 11' x 9'1" (3.35m x 2.77m) Double glazed window. Radiator.

Bedroom 3 8'7" x 7'11" (2.62m x 2.41m) Plinth over stair well with fitted slatted shelved cupboard. Double glazed window. Radiator.

Bathroom Suite comprising sit down shower/bath with Triston shower fitment, inset basin with single lever mixer tap, adjacent top, cupboards and storage space beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled floor.

OUTSIDE

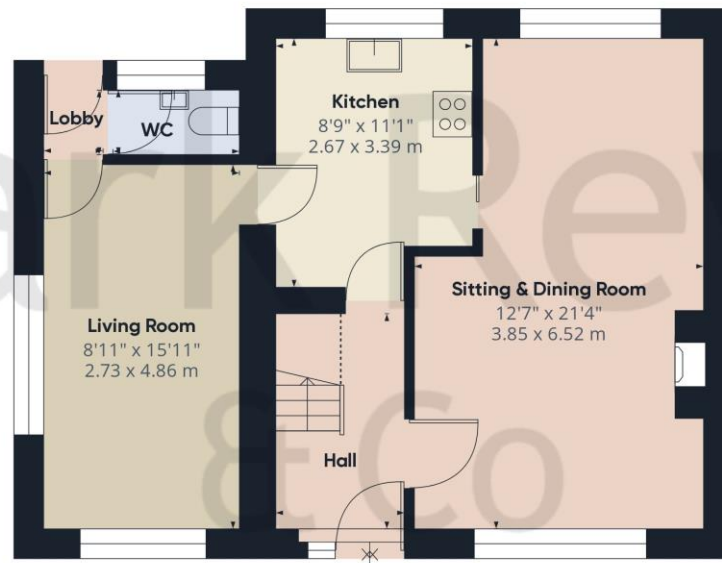
Off Road Parking Paved with double timber entrance gates.

Front Garden Paved front garden with deep well stocked beds containing a variety of established shrubs. Timber fencing to the party boundaries and clipped conifer hedge to the front.

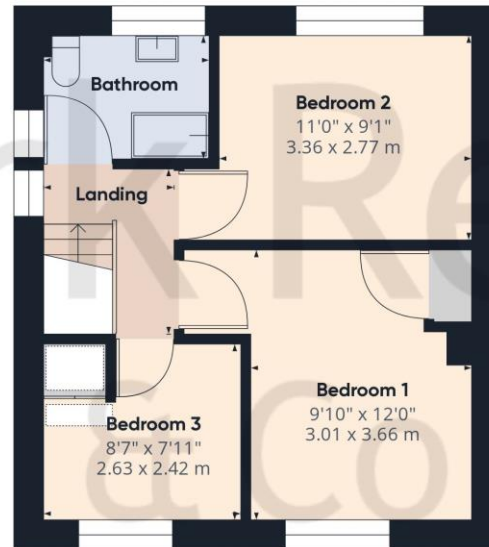
South West Facing Rear Garden Easily managed. Paved with herbaceous borders on two sides planted with flowers, shrubs and small trees including camelia. **Timber shed.** Outside tap and power point. The garden is fully enclosed by timber fencing with side access gate. Narrow walkway with gate to front.

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	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1



Approximate total area⁽¹⁾

929.79 ft²

86.38 m²

Reduced headroom

11.52 ft²

1.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

