



33 Colwell Gardens
Haywards Heath, RH16 4HG

 **Mark Reville & Co**

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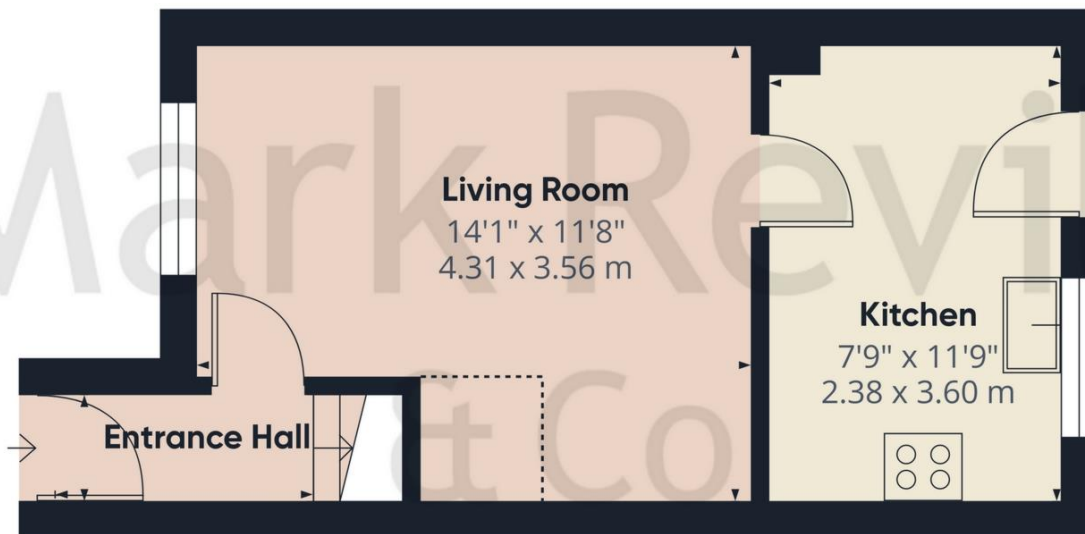
Guide Price £325,000 Freehold

A modern and well-presented two bedroom semi detached family home with garage and off road parking, situated in a quiet cul-de-sac within easy reach of the town centre, local schools, and excellent transport links. This attractive property is ideal for first-time buyers or investment purchasers seeking a well located and low maintenance home. The property features UPVC double glazing, gas fired central heating and bright, well-arranged accommodation throughout. On the ground floor, a spacious and light living room leads to a stylish modern kitchen with direct access to the private rear garden. Upstairs, there are two generously sized bedrooms and a contemporary white suite bathroom. Outside the property also benefits from having a front area of garden, newly built garage with off road private driveway. There is also a fully enclosed low maintenance rear garden with patio, lawn and pond feature.

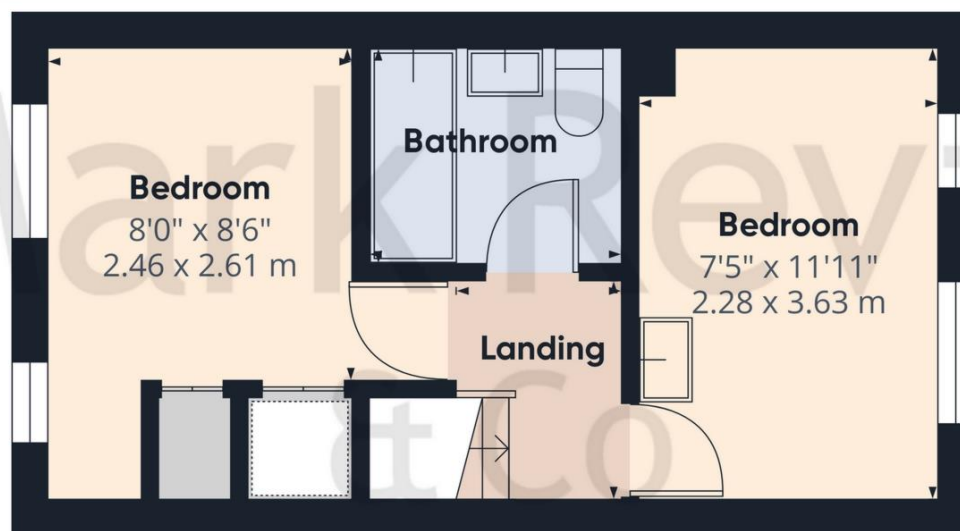
Colwell Gardens is a small and popular residential close located on the eastern side of Haywards Heath, just a short walk from the Princess Royal Hospital, local convenience stores including a Sainsbury's Local and well-regarded primary and secondary schools. The town centre is within easy reach and offers a wide variety of shops, cafes, restaurants, and leisure facilities. Haywards Heath mainline station provides a fast and regular service to London (Victoria/London Bridge in approximately 43 minutes). The nearby A23 offers quick access to Brighton (approx. 14 miles), Gatwick Airport (approx. 16 miles), and the M25/M23 motorway network, making this a fantastic location for commuters and families alike.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
501.6 ft²
46.6 m²

Reduced headroom
9.29 ft²
0.86 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		72
(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

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.

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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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