



12 Augustines Way
Haywards Heath, RH16 3JH

■ ■ ■ Mark Revill & Co

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Guide Price £425,000 Freehold

A beautifully appointed three bedroom family home offering bright, well-planned accommodation and benefiting from planning permission with designs for a two-storey side extension. The property features gas central heating with a recently upgraded combination boiler, double glazed replacement windows throughout and has been tastefully modernised, refurbished and redecorated to a high standard. The spacious interior includes three generously sized bedrooms, a family bathroom, two reception rooms and a superb fully fitted kitchen/dining room with patio doors opening directly onto the rear garden. Outside, there is an open plan front garden with side access leading to an enclosed rear garden, enjoying a sunny westerly aspect complete with two decking areas, central lawn, timber summerhouse/home office (with internet and power), a timber shed and additional side access. A garage with a recently replaced up-and-over door and an adjacent parking space is conveniently located nearby. Quietly positioned at the end of a short pathway, the property also offers further scope for extension, with full planning consent for a 2 storey extension to the side of the property (planning reference DM/23/1485). Internal inspection highly recommended.

Tucked away down a short walkway on the popular Priory development, the property enjoys a quiet, traffic-free position within a sought after area, just a short stroll from Haywards Heath's town centre shops, restaurants and amenities. Several highly regarded schools are within easy reach and Haywards Heath station provides fast, regular services to London Victoria and London Bridge (approximately 42-45 minutes). The town also benefits from a modern leisure centre, Sainsbury's and Waitrose superstores and excellent road links via the A23, just five miles to the west, offering swift access to the motorway network. Gatwick Airport is approximately 14 miles to the north, with the vibrant city of Brighton lying a similar distance to the south.

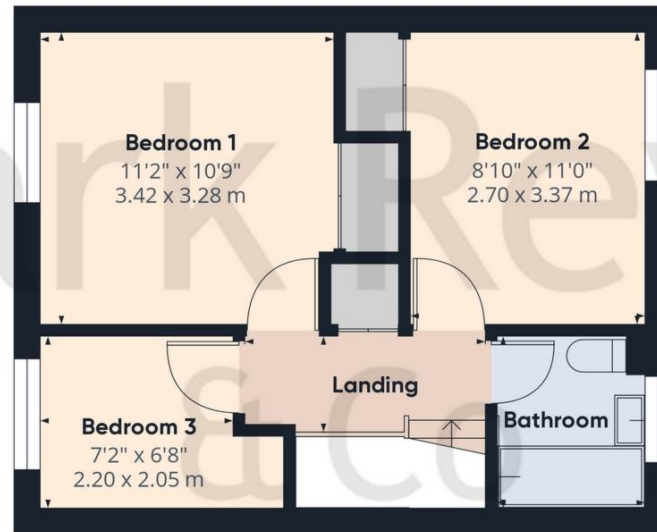




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



Floor 1



Approximate total area⁽¹⁾
768.22 ft²
71.37 m²

(1) Excluding balconies and terraces

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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