



1 Burchetts Close
Haywards Heath, RH16 4RL

■ ■ ■ Mark Reville & Co

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Guide Price £350,000 Freehold

A most attractive semi detached family home offering generous living space, modern comforts and a convenient location. This well presented property features spacious accommodation throughout and benefits from gas fired central heating, replacement uPVC windows and doors, and a thoughtfully designed low-maintenance garden. Accommodation briefly comprises: a generously sized sitting room and a stylish, modern kitchen/dining room with double doors opening onto the rear garden, ideal for entertaining and everyday family living. On the first floor there are two spacious double bedrooms and a contemporary family bathroom. Outside, the rear garden is arranged over split level paved terraces with mature shrub borders, offering an easy-to-maintain outdoor space with a south and easterly aspect. Gated side access leads to the front garden, which is mainly planted with established shrubs. Additional features include two timber garden sheds, an outside tap and lighting. The garden is fully enclosed by a mix of fencing and brick walling. Two allocated parking spaces are located nearby for convenience. Viewing recommended

Situated in a no-through road just off Bolding Way on the southern edge of Haywards Heath within a few minutes' walk of the local chemist and doctor's surgery. Haywards Heath town centre is within easy reach and offers a wide range of shops and an array of restaurants in the nearby Broadway. Haywards Heath mainline railway station is also close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). To the west of Haywards Heath lies the A23/M23 giving direct road access to London Gatwick International Airport and the motorway network. The cosmopolitan city of Brighton lies 15 miles to the south and offers an expanse of entertainment areas. There are several well regarded schools in the locality catering for all age groups.





Entrance Hall
4'8" x 4'11"
1.43 x 1.51 m

Sitting Room
14'4" x 11'5"
4.38 x 3.49 m

Kitchen
10'8" x 14'6"
3.25 x 4.44 m

Ground Floor

Landing
5'8" x 6'1"
1.75 x 1.87 m

Bathroom
8'1" x 5'5"
2.47 x 1.67 m

Bedroom 1
11'2" x 11'7"
3.41 x 3.56 m

Bedroom 2
11'10" x 9'0"
3.62 x 2.75 m

Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
713.63 ft²
66.30 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.

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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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