



26 Wellswood
Haywards Heath, RH16 4FQ

■ ■ ■ Mark Reville & Co

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Offers in Excess of £430,000 Freehold

This well presented three bedroom terraced house offers spacious and versatile accommodation set across three floors, perfect for modern family living. The ground floor features a well equipped kitchen, a convenient cloakroom, and a generously proportioned sitting/dining room to the rear, complete with patio doors that open directly onto the attractive rear garden. On the first floor are two large double bedrooms and a modern family bathroom. The top floor is dedicated to the impressive main bedroom suite, with a dressing area and a contemporary en suite shower room. The garden is designed for easy maintenance, with a decked seating area and a stylish slate section interspersed with a variety of plants and shrubs. A rear gate provides access to the garage complete with an up-and-over door and a private parking space in front. This spacious and well-designed home combines comfort, convenience, and low maintenance living, making it ideal for families or professionals alike.

Wellswood is situated on the east side of Haywards Heath town centre being a short walk of Princess Royal Hospital, also within walking distance of the town centre with its comprehensive shopping areas and an array of restaurants in the nearby Broadway. Haywards Heath mainline railway station (Victoria/London Bridge 42-45 minutes), Sainsbury's and Waitrose superstores are also within easy reach. To the west of Haywards Heath lies the A23 giving direct road access to the M23 and Gatwick International Airport. The cosmopolitan city of Brighton lies 13 miles distant to the south. The general area is well served by schooling for all age groups.

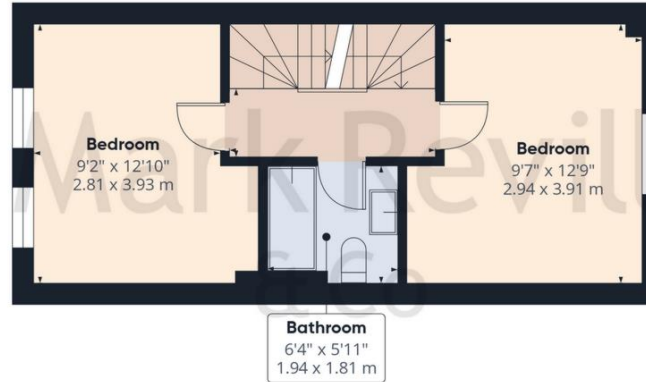
Estate Charge: Approximately £640 per annum







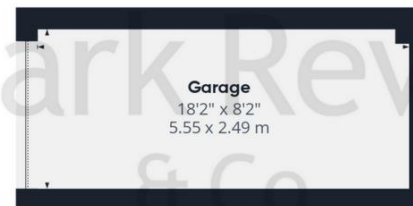
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

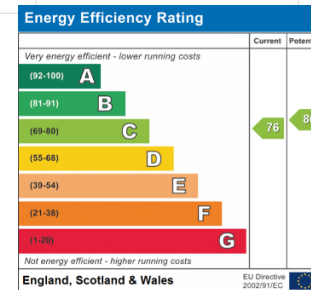


Approximate total area^m

1122 ft²
104.2 m²

Reduced headroom

8 ft²
0.7 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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