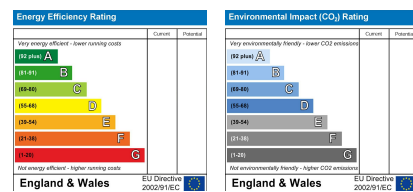


Vale Road, Haywards Heath

APPROX. GROSS INTERNAL FLOOR AREA 940 SQ FT 87.3 SQ METRES (EXCLUDES STORE & RESTRICTED HEAD HEIGHT)



BRITISH PROPERTY AWARDS 2022 GOLD WINNER PSP HOMES SOUTH ENGLAND (OVERALL)



44 Vale Road, Haywards Heath, West Sussex, RH16 4JS

Offers In Excess Of £400,000 Freehold

44 Vale Road, Haywards Heath, West Sussex, RH16 4JS

What we like...

- * Peaceful cul-de-sac position just a half-mile to the town centre.
- * Two reception rooms and two good size bedrooms.
- * Potential to extend the first floor to create an en-suite., STPP.
- * No chain means a swift move is possible.
- * West facing rear garden meaning plenty of afternoon sun.

The Home...

Tucked away in a peaceful cul-de-sac you'll find this delightful, semi-detached character home believed to have been built in the 1950s. The position is a calm as it is convenient being just a half-mile on foot to the town centre, Ashenground & Bolnore Woods and reputable schools. The home is offered with no onward chain.

The sitting room has a charming open fireplace and beautiful, hardwearing engineered oak flooring.

A door from the lounge leads to the rear hallway which in turn has doors to the kitchen, bathroom and cloakroom. A further door to the dining room and a good size under stairs cupboard. Many neighbouring homes have knocked through to create an impressive open plan space that is perfect for entertaining.

The kitchen is fully equipped with space for a large fridge/freezer, plumbing for a washing machine and ample storage cupboards as well as a side door to the garden.

Upstairs there are two double bedrooms. Bedroom one has a range of stunning hand made fitted wardrobes and has a window to the front. Bedroom two is a very bright room again overlooking the front garden. There is a large storage cupboard accessible from the landing.

Further attributes include; double glazing and gas fired central heating. The house has also been entirely rewired in recent years.

Step Outside

The front garden is a very good size and has parking for one car with potential for more parking by extending the driveway onto the lawn if required. There is also road side parking for visitors. There is access to the west facing rear garden which is mostly laid to lawn and has a large storage shed.



The Location...

This home occupies an enviable, tucked away position within a quiet close on Vale Road, which lies off of Ashenground Road and is conveniently located within a short walk of the town centre and its extensive range of shopping facilities offered by the Orchards Shopping Centre, including 'Marks & Spencers'. The Broadway is also within easy reach and offers an extensive range of restaurants, bars and cafés.

Haywards Heath's mainline train station is 1 mile away and provides fast and regular services to London (London Bridge/Victoria approximately 47 minutes), Brighton & Gatwick International Airport.

These surrounding areas can be accessed via the A23(M) and/or A272 with the latter lying roughly 5 miles west of the town at Warninglid/Bolney respectively. The area offers a selection of well regarded primary and secondary schools and Central Sussex College for sixth form.

The Finer Details...

Tenure: Freehold
Title Number: WSX9534
Council Tax Band: D
Local Authority: Mid Sussex District Council
Broadband Speed: Superfast (up to 47 mbps)

We believe the above information to be correct but recommend checking details personally.

