



23 Albert Close
Haywards Heath, RH16 3NW

 **Mark Reville & Co**

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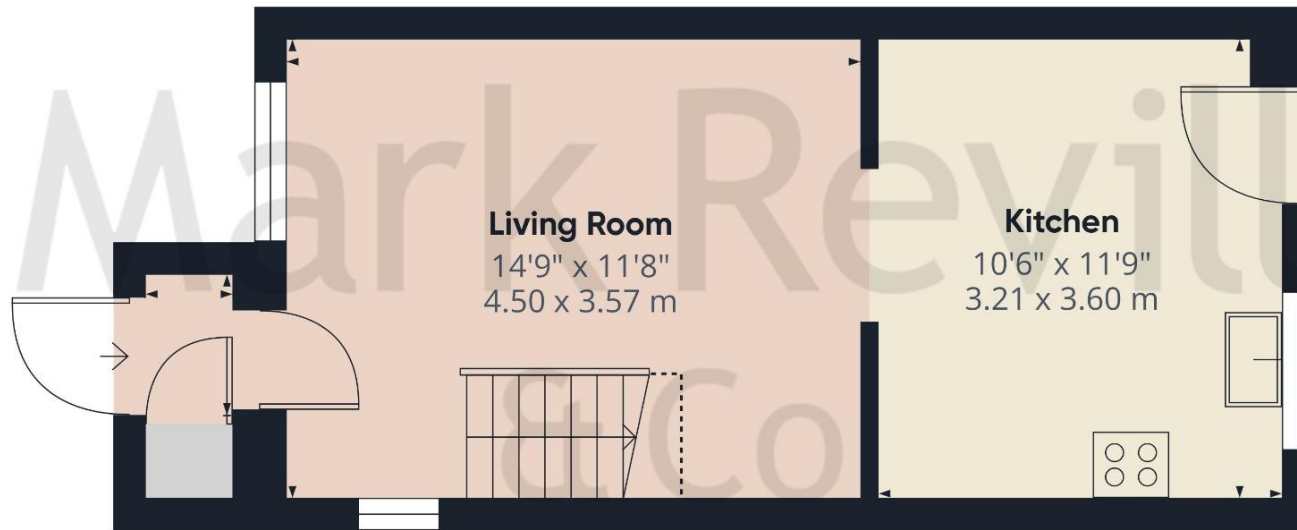
Offers in Excess of £325,000 Freehold

This very well presented end of terrace house offers bright, spacious and thoughtfully arranged accommodation set over two floors. A new front door opens into a smart composite clad entrance lobby, complete with useful storage, which leads through to the light and welcoming living room. From here, the accommodation continues into a comprehensively fitted kitchen, providing a practical and well-equipped space for everyday living and entertaining. To the first floor are two bedrooms and a modern fitted bathroom, complete with a recently installed shower. The property is further enhanced by gas fired central heating, served by a modern Baxi combination boiler, together with double glazed windows and doors throughout. A particular highlight is the attractive rear garden, which enjoys a sunny south westerly aspect and backs directly onto school playing fields. This provides a pleasant open outlook and creates an excellent setting for outdoor entertaining. A tarmac driveway provides off-road parking for two vehicles, with double gates opening to a substantial car port that extends along the side of the property and offers excellent additional parking and storage, while also providing potential space for an extension (STPP). An internal inspection is highly recommended to fully appreciate the quality, space and potential this appealing home has to offer.

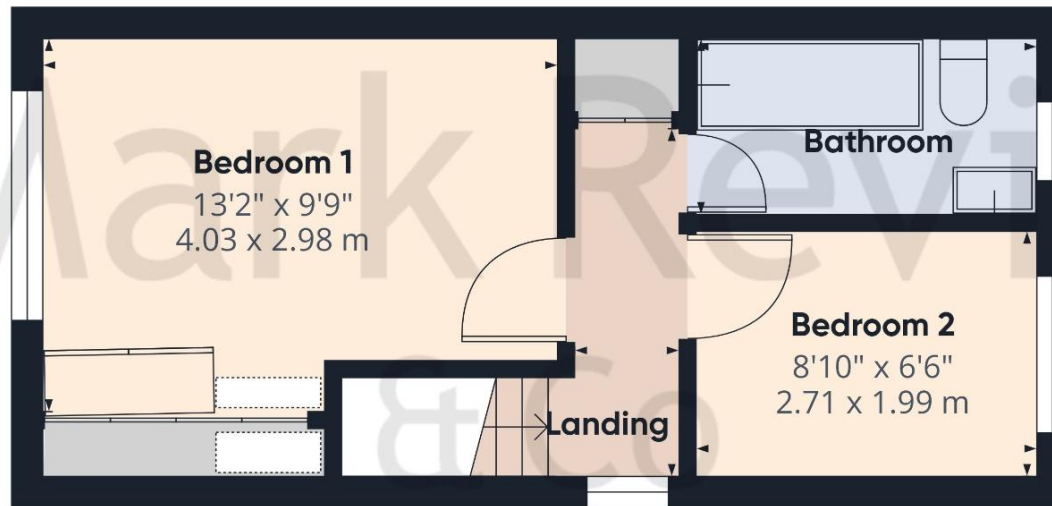
Situated in this much favoured location in a small cul-de-sac lying immediately off Eastern Road just a short walking distance of Haywards Heath town centre with its wide range of shops and array of restaurants. St Wilfrids Primary School is close by and there are several schools in the locality catering for all age groups, whilst Haywards Heath offers a modern leisure complex, a Sainsbury's and Waitrose superstore and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.







Ground Floor



Floor 1

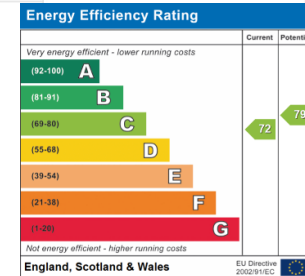


Approximate total area⁽¹⁾

587 ft²
54.5 m²

Reduced headroom

17 ft²
1.5 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.

GIRAFFE 360

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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