



51 Rumbolds Lane
Haywards Heath, RH16 4NX

■ ■ ■ Mark Reville & Co

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Guide Price £395,000 Freehold

This semi-detached home presents an excellent opportunity to modernise, improve and extend (subject to the necessary planning permissions), creating a superb family home tailored to your needs. The property offers bright, spacious and well-proportioned accommodation arranged over two floors. The ground floor comprises an inviting entrance hall, cloakroom, fitted kitchen, and an impressive 21ft sitting/dining room with views over the rear garden. Upstairs, there are three generously sized bedrooms and a family bathroom. Further benefits include gas central heating with a modern boiler and double glazed windows throughout. Outside, the property offers scope to create off road parking and build a home office to the rear (subject to the necessary consents). The generous westerly rear garden enjoys a good degree of privacy, with no properties directly overlooking it from the rear. Offered for sale with no onward chain, this is a fantastic opportunity for buyers looking to add value and create a wonderful long-term home. Early internal viewing is highly recommended.

Situated in a cul-de-sac in this established position close to Ashenground Woods, Victoria Park with its tennis courts and within walking distance of the town centre with its wide range of shops and The Broadway with its array of restaurants. There are several well-regarded schools in the locality catering for all age groups and the mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.







Ground Floor



Floor 1



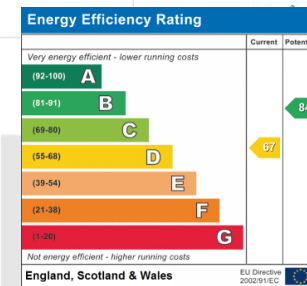
Approximate total area⁽¹⁾

764 ft²

71.2 m²

Reduced headroom

1 ft²



(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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