



14 Rushwood Close
Haywards Heath, RH16 3SQ

■ ■ ■ Mark Reville & Co

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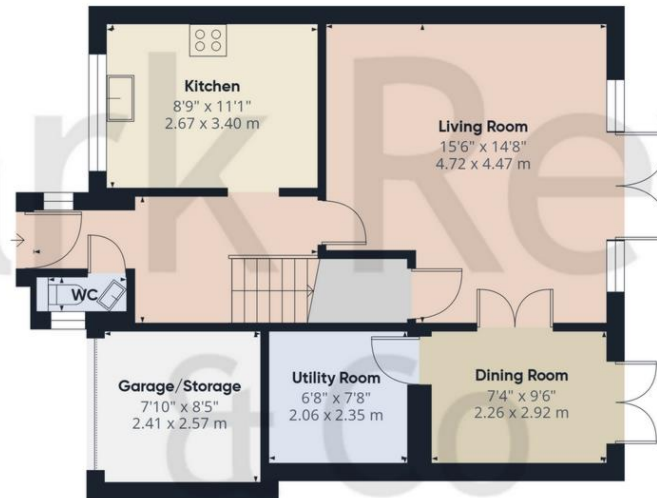
Guide Price £500,000 Freehold

A superbly presented four bedroom semi detached family home offering spacious and versatile accommodation throughout. The property features a modern recently updated kitchen, a generous living room with doors opening onto the rear garden, flowing through to a separate dining room, also benefiting from direct garden access, ideal for family living and entertaining. Further accommodation to the ground floor includes a useful utility room, downstairs cloakroom, and garage/storage area. To the first floor are four well proportioned double bedrooms, all serviced by a contemporary family bathroom and separate shower room. Externally, the property enjoys a delightful south facing rear garden with a large patio area, mainly laid to lawn, together with a garden shed. To the front there is off road parking for 2-3 vehicles. The property combines modern family living with excellent indoor and outdoor space, making it an ideal home for growing families.

Situated in this quiet cul-de-sac lying immediately off Beech Hill, just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and the town centre is within easy reach offering a wide range of shops, an array of restaurants and a mainline railway station offering a fast and frequent to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath also has a modern leisure complex, a Sainsbury's & Waitrose superstore and there are several parks. The A23 lies about 6 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 south coast are about 14 miles distant.

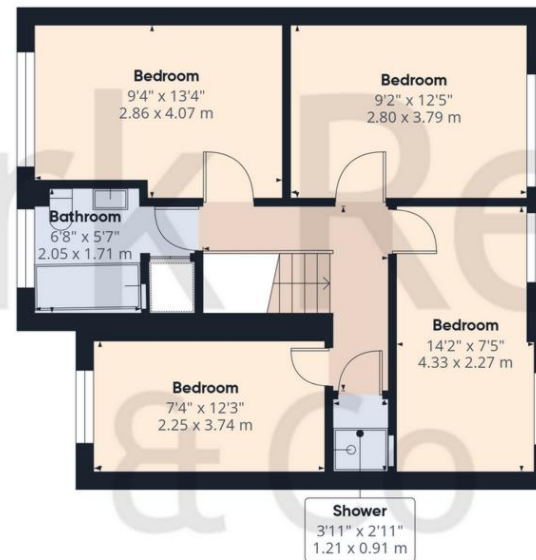






Ground Floor

Approximate total area^m
1141 ft²
106.1 m²



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

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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