



34 Knight Close
Haywards Heath, RH16 1AB

 **Mark Reville & Co**

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Price Guide £475,000 Freehold

A beautifully presented three bedroom semi detached home, ideally situated in a highly sought after residential location. Built just 10 years ago, the property has been thoughtfully enhanced by the current owners with the addition of a stylish conservatory featuring underfloor heating, creating an inviting space for year round enjoyment. The ground floor offers a modern kitchen/breakfast room, cloakroom, and a spacious living room complete with a contemporary electric fireplace and the conservatory opens up to the rear garden. Upstairs, there are three well proportioned bedrooms, all benefitting from fitted wardrobes. The main bedroom features its own en suite shower room, while a family bathroom serves the remaining bedrooms. The attractive rear garden has been laid with Indian sandstone, providing ease of maintenance and an excellent space for outdoor dining and entertaining. Externally, the property further benefits from a detached garage and block paved parking for up to three vehicles. Offered to the market with no onward chain, this superb home is ready for immediate occupation. Viewing is highly recommended.

Situated in this quiet development lying immediately off Lucastes Road in this highly sought after location. The property is within a short walk of Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and within easy reach of the town centre with its wide range of shops and The Broadway with its array of restaurants. There are several highly regarded schools both private and public in the locality including Harlands Primary and Warden Park, whilst Ardingly College, Burgess Hill School for Girls, Cumnor House School and Great Walstead are all within a short drive. The Dolphin Leisure complex, Sainsbury's and Waitrose superstore are close at hand and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 12.4 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 miles to the south, there are golf courses at Haywards Heath, Lindfield and Ditchling, water sports at Ardingly Reservoir, horse racing at Plumpton, show jumping at Hickstead and the South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.

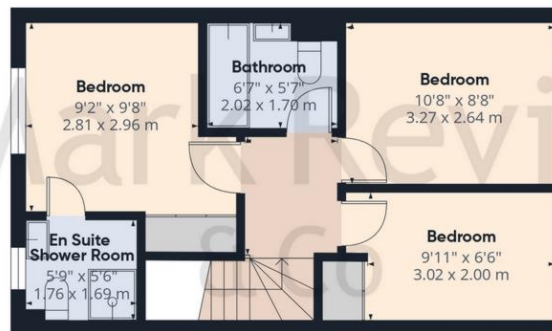
Estate Service Charge: £500 - £600 per annum (to be verified).







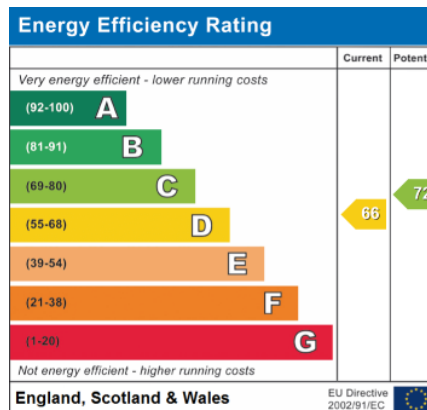
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1055 ft²
98 m²

Reduced headroom

8 ft²
0.8 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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com

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