



7 Hanbury Lane  
Haywards Heath, RH16 3US

■ ■ ■ Mark Reville & Co

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### Offers in Excess of £450,000 Freehold

This stylish end of terrace house is built to an extremely high standard by Linden Homes and was constructed in 2012. The contemporary interior offers bright and well designed accommodation arranged over three floors having the benefit of gas central heating, double glazing and solar roof tiles and incorporates 3 double bedrooms, luxury en suite shower room to the main bedroom, modern bathroom, cloakroom, a fine south facing living room, a good size recreation room (presently used as a snug/home office) and a comprehensively fitted kitchen/dining room complete with appliances. There is a block paved drive at the front offering parking for 2 vehicles and the most attractive landscaped rear garden extends to about 32 feet in length arranged as a paved sun terrace, lawn, and timber decking at the far end with a shed and covered storage space to one side.

Situated in this popular convenient location just a few minutes' walk of a local parade of shops and well regarded schools. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), the town centre is also nearby with its comprehensive range of shops and array of restaurants in The Broadway whilst the picturesque village of Lindfield is within easy reach as is the Dolphin Leisure complex, Sainsbury's and Waitrose superstores. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.8 miles to the north and the cosmopolitan city of Brighton and the coast is about 15.6 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.







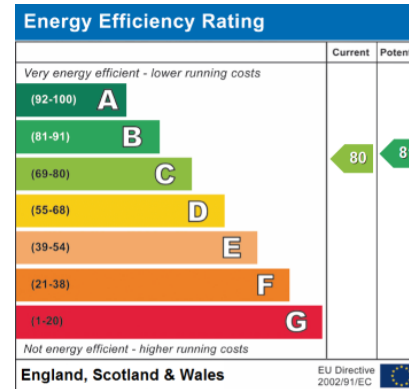
Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1239 ft<sup>2</sup>

115.2 m<sup>2</sup>

(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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