



**33 Courtlands**  
Haywards Heath, West Sussex. RH16 4JD

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£365,000

This attractive terraced house offers bright, spacious and well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The house incorporates 3 good size bedrooms, a spacious bathroom with white suite, good size sitting and dining room (23'5 in length) and a well fitted kitchen complete with oven and hob. There is an integral garage approached by a private drive and the easily managed and fully enclosed rear garden is arranged with a paved sun terrace and raised timber decking.

Courtlands is a popular established cul-de-sac lying immediately off Haywards Road within a short walking distance to the town centre with its wide range of shops, The Broadway with its array of restaurants and Victoria Park with its tennis courts. There are several well regarded schools in the locality catering for all age groups, the Dolphin Leisure centre is close at hand as is Waitrose and Sainsbury's superstores and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about



14 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 is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Lobby** 2 built-in shelved cupboards. Door to garage. Glazed panelled door to:

**Hall** Coats cupboard with light point. Radiator. Wood effect laminate flooring.

**Sitting and Dining Room** 23'5" x 11'11" (7.14m x 3.63m) narrowing to 9' (2.74m) in dining area. TV aerial point. 3 wall light points. Large double glazed picture window to front. 2 radiators. Natural timber flooring. Double glazed sliding doors to rear garden.

**Kitchen** 9'9" x 8'3" (2.97m x 2.51m) Fitted with attractive range of units, adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine under. Built-in New World **electric oven**, brushed steel **4 ring gas hob** with extractor hood over flanked by wall cupboards. Further range of wall cupboards. Tall recess with cupboard and quarry tiled floor. Double glazed window. Part tiled walls. Tiled floor.

## FIRST FLOOR

**Landing** Hatch to loft space. Radiator. Built-in shelved storage cupboard. Hatch to loft space. Radiator.

**Bedroom 1** 12'11" x 10' (3.94m x 3.05m) Double glazed window. Radiator.

**Bedroom 2** 10' x 9'10" (3.05m x 3.00m) Double glazed window. Radiator.

**Bedroom 3** 9' x 7'2" (2.74m x 2.18m) Built-in wardrobe/storage cupboard, cupboard over. Double glazed window. Radiator.

**Spacious Bathroom** White suite comprising bath with independent shower over, fully tiled surround, pedestal basin with tiled splashback, close coupled wc. Airing cupboard housing Alpha gas combination boiler. Heated chromium ladder towel warmer. Ceiling downlighters. Double glazed window. Tiled floor.

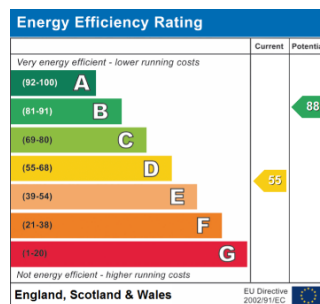
## OUTSIDE

**Integral Garage** 16'5" x 8'6" (5.00m x 2.59m) Up and over door. Light and power points.

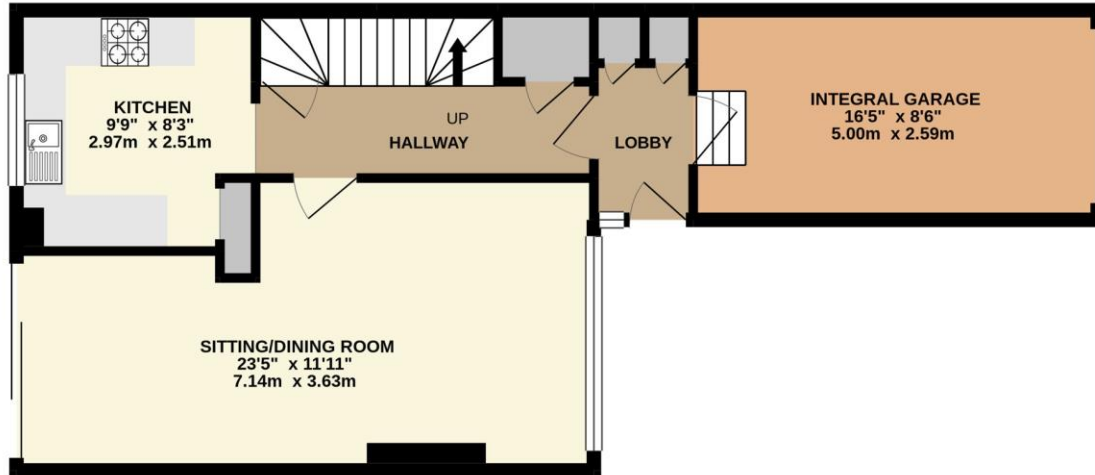
**Own Drive**

**Front Garden** Laid to lawn, paved path.

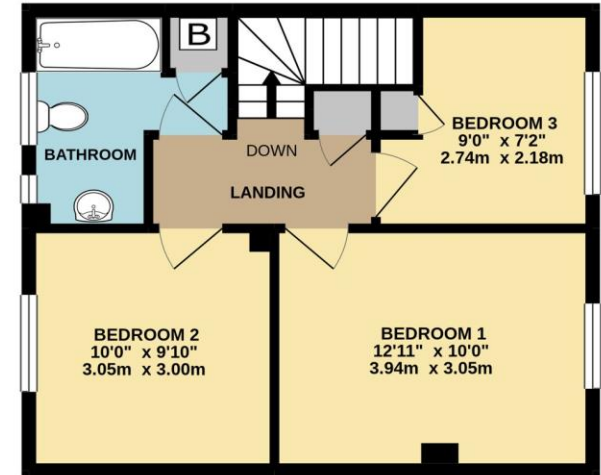
**Rear Garden** About 20 feet (6.10m) in length. Arranged on two tiers. Paved terrace adjacent to the house and steps to a raised timber decking with gravelled borders planted with a variety of palm trees. The garden is fully enclosed with timber fencing.



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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