



46 Bruce Close
Haywards Heath. RH16 4QE



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£435,000

This excellent detached house is located in a quiet close conveniently placed for the town centre. The bright and well planned accommodation has the benefit of gas central heating and double glazing and comprises 3 bedrooms, bathroom, downstairs cloakroom, fine sitting room with offset dining room and a fitted kitchen. There is an attached garage approached by a private drive and the most attractive rear garden extends to about 36 feet in length arranged with a paved terrace and raised level lawn. There is excellent scope for an extension to the side if desired subject to obtaining the usual planning permission. No ongoing chain.

Situated in this popular established location just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants and bars. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and there are a number of well regarded schools in the locality catering for all age groups. The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore and the A23 lies approximately 6 miles to the west providing a direct route to the motorway network. Gatwick Airport is



just under 14 miles to the north, 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

Hall uPVC replacement front door. Double glazed window. Radiator. Wood effect laminate floor. Stairs to first floor.

Cloakroom Close coupled wc, corner wash hand basin with tiled splashback. Double glazed window. Radiator. Wood effect laminate floor.

Sitting Room with offset Dining Room

Sitting Room 14'9" x 12'11" (4.50m x 3.96m) Fireplace with real flame coal effect gas fire with quarry tiled hearth and solid timber mantle. TV aerial point. Internet/telephone point. Double glazed window. Radiator. Opening to:

Dining Room 9'1" x 8'6" (2.77m x 2.60m) Good size understairs cupboard housing gas and electric meters. Radiator. Double glazed casement doors to rear terrace and garden.

Kitchen 9'2" x 7'4" (2.79m x 2.24m) Fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktop, cupboard, plumbing for washing machine and dishwasher under. Recess for cooker with electric point, adjacent base unit. Matching worktop with cupboards and drawers under. Range of wall cupboards. Space for upright fridge/freezer. Double glazed window. Radiator. Part tiled walls. Half glazed door to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Double glazed window.

Bedroom 1 11'10" x 9'3" (3.61m x 2.83m) Double glazed window. Radiator.

Bedroom 2 12'3" x 9'1" (3.75m x 2.79m) Built-in airing cupboard housing pre-insulated hot water tank and slatted shelving. Double glazed window. Radiator.

Bedroom 3 9'1" x 6'9" (2.79m x 2.07m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, independent electric shower over, close coupled wc and pedestal basin. Heated ladder towel warmer/radiator. Double glazed window. Part tiled walls, fully tiled around bath. Wood effect vinyl flooring.

OUTSIDE

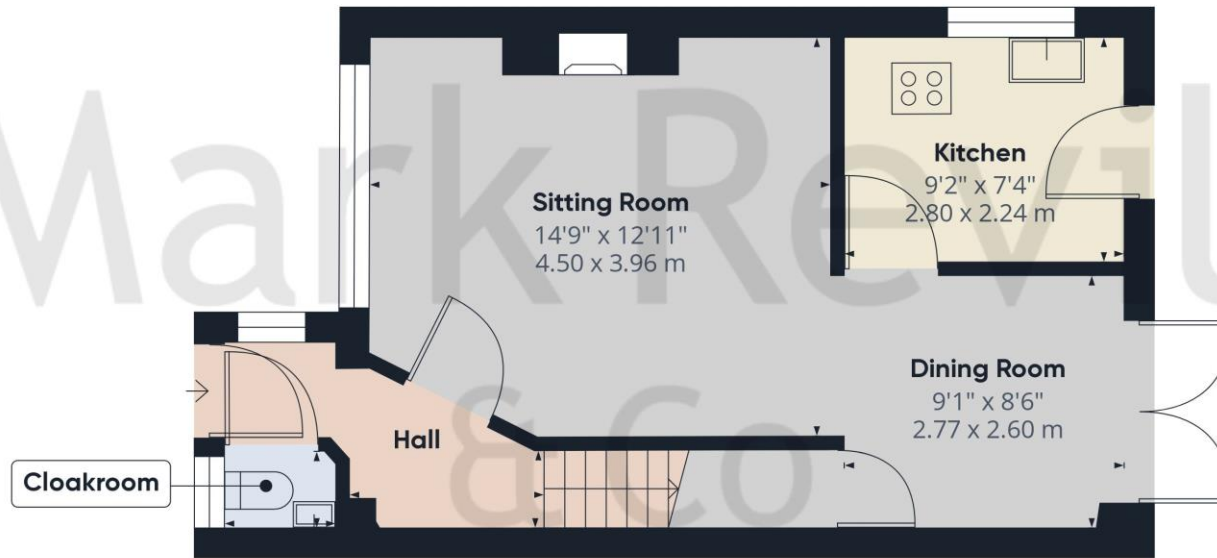
Attached Garage 17'5" x 8'3" (5.31m x 2.51m) Up and over door. Wall mounted gas boiler. Light and power points. Rear door.

Own Drive

Front Garden Arranged as lawn with mature flowering cherry tree, palm and a variety of shrubs. Side access with gate leading to:

Most Attractive Rear Garden About 36 feet (10.97m) in length. Arranged with L shaped paved sun terrace adjacent to the house with water tap and outside light, stone retaining wall and picket fencing. Steps to a raised lawn with timber decking to the far corner. The garden is fully enclosed by a close boarded fencing, conifer, bamboo and established hedge providing shelter and seclusion.





Ground Floor

Approximate total area⁽¹⁾

773.39 ft²

71.85 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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