



Summerfields, 18 Holly Road  
Haywards Heath, RH16 3NF

■ ■ ■ Mark Reville & Co



## Summerfields, 18 Holly Road Haywards Heath, RH16 3NF

**Guide Price £540,000 Freehold**

Set on a generous plot with excellent potential to extend (subject to planning), this well presented three bedroom semi-detached house offers versatile living space in a delightful setting. The ground floor accommodation includes a spacious extended living room leading through to a bright sunroom, a separate dining room, fitted kitchen, and a convenient downstairs cloakroom. Upstairs, there are three bedrooms served by a modern family bathroom. Externally, the property boasts a block-paved driveway, garage (currently converted into a studio), and an additional four useful garden stores/sheds. The beautifully landscaped garden is a real highlight, backing onto woodland and offering a tranquil retreat with a terrace, pond, tiered lawns, and a covered entertaining area which is perfect for relaxing or hosting family and friends. This charming home combines generous accommodation, outdoor space, and scope for future development, making it an ideal choice for families or buyers seeking a property with potential.

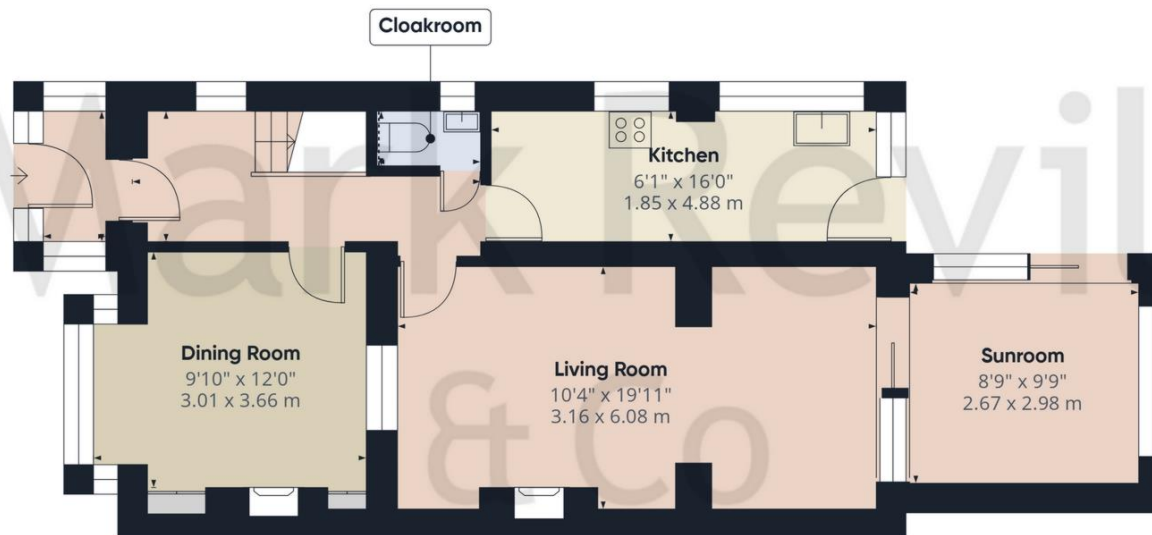
Holly Road is a small private cul-de-sac lying immediately off Oakdale Road in this popular mature location just a short walk to the town centre with its wide range of shops, an array of restaurants and to several well regarded schools. Haywards Heath has several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 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 and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



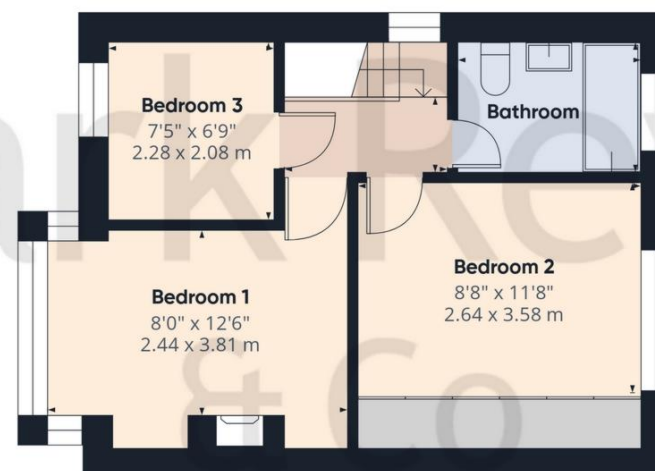








Ground Floor Building 1



Floor 1 Building 1



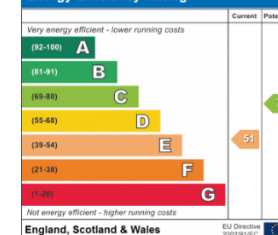
**Approximate total area<sup>ni</sup>**

947 ft<sup>2</sup>  
87.9 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

**Energy Efficiency Rating**



(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.

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