



81 Ashenground Road
Haywards Heath, RH16 4PY



Mark Reville & Co

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Guide Price £475,000 - £485,000

This most attractive bay fronted semi detached house has been thoughtfully extended to the ground floor offering bright and exceptionally well presented accommodation. The house has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, a modern bathroom, downstairs cloakroom, a fine sitting room, living room opening to a dining room, a superb comprehensively fitted kitchen/breakfast room opening to a double glazed conservatory. There is a garage to the rear approached by a private drive and the most attractive well stocked gardens are arranged on three sides including a sun terrace to the rear which enjoys a favoured southerly aspect.

Situated in this favoured established location just a short walk to Ashenground Woods offering a natural venue for walking, Victoria Park with its tennis courts and to the town centre with its wide range of shops including The Broadway with its array of restaurants. Also close at hand is the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded schools in the locality catering for all age groups and the town also offers a modern leisure complex, a Waitrose and Sainsbury's superstore. 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.



GROUND FLOOR

Porch Attractive panelled front door to:

Entrance Hall Glazed panelled screen. Understairs cupboard. Radiator. Oak flooring. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, basin with period style chromium taps. Useful shelf. Double glazed window. Radiator. One wall coloured glass tiled. Oak flooring.

Sitting Room 14'11" x 13' (4.55m x 3.96m) Contemporary fireplace with fitted electric fire. Double glazed bay window. TV aerial point. Radiator. Wide opening to:

Living and Dining Room 10'10" x 8'10" (3.30m x 2.69m) and 11'9" x 8'9" (3.58m x 2.67m). 2 radiators. Ceiling downlighters. Double glazed French doors flanked by tall double glazed windows to rear garden. Glazed panelled door to:

Kitchen/Breakfast Room 20'4" x 8' (6.20m x 2.44m) Well fitted with attractive range of units comprising inset composite bowl and a half sink, adjacent worktop, cupboards, integrated **dishwasher** and **washing machine** under. Wall cupboard housing Potterton gas boiler. Matching worktops, cupboards, drawers and Zanussi **tumble dryer** under. Electrolux **electric cooker** incorporating 4 ring halogen hob with brushed steel extractor hood over. Bosch tall **fridge/freezer**. Good range of wall cupboards. Fitted breakfast bar. Open shelving. Double glazed window. Radiator. Ceiling downlighters. Double glazed French doors flanked by tall double glazed windows to rear garden. Wide opening to:

Double Glazed Conservatory 10'5" x 7'3" (3.18m x 2.21m) With polycarbonate roof. 2 wall light points. Radiator. Double glazed French doors to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to mostly floor boarded loft space with light point. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window.

Bedroom 1 11'11" x 10'11" (3.63m x 3.33m) Built-in tall shelved cupboard. Double glazed bay window to front. TV aerial point. Radiator. Ceiling downlighters.

Bedroom 2 12'1" x 10'11" (3.68m x 3.33m) Double glazed window. Radiator. Ceiling downlighters.

Bedroom 3 8'3" x 8'3" (2.51m x 2.51m) Fitted wardrobe, adjacent open shelved unit. Double glazed window. Radiator. Oak flooring.

Bathroom White suite comprising bath with mixer tap, independent Mira shower over, glazed screen, basin with single lever mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Part fully tiled walls. Quality tiled effect vinyl flooring.

OUTSIDE

Detached Garage 16'3" x 10'6" (4.95m x 3.2m) Up and over door. Double glazed window. Side door to garden.

Private Drive Approached via Ash Grove.

Front Garden Arranged with block paved path/patio adjacent to the house with brick retaining walls and central steps to well-tended lawn enclosed by well stocked herbaceous borders planted with a colourful array of flowers and shrubs including azaleas, hydrangeas, acer, etc. The garden is screened from the road by mixed hedge and evergreen trees to boundaries.

South Facing Rear Garden Arranged as a paved sun terrace with brick and timber retaining wall to a raised area with artificial lawn with borders planted with a variety of shrubs including camellia, lavender, peonies, etc. Paved area to the side with brick retaining wall, raised shrub bed with mature pyracantha and solanum. Gate to front.



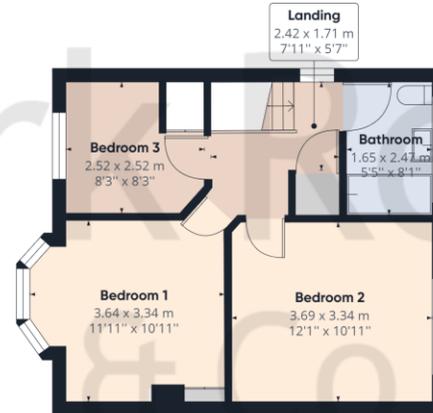
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1

Approximate total area⁽¹⁾

1126.87 ft²
104.69 m²



Floor 1 Building 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.

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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

