



26 Woodridge Close
Haywards Heath, RH16 3EP



Mark Revill & Co

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Guide Price £350,000

This most attractive Regency style terraced house occupies a convenient yet quiet location enjoying a delightful wooded outlook. The bright and extremely well presented accommodation has the benefit of gas central heating and double glazing and incorporates 3 bedrooms (2 double), bathroom, a fine sitting and dining room and a comprehensively fitted kitchen complete with appliances. There is a garage located close by and the delightful easily managed rear garden enjoys a favoured westerly aspect and an outlook over a protected woodland.

Woodridge Close lies immediately off Frankton Avenue in this popular established location just a short walk to the well regarded Northlands Wood Primary School, a Tesco's Express, doctor's surgery, chemist and of Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 5.5 miles to the west via the recently opened bypass, Gatwick Airport is 14.2 miles to the



north and the cosmopolitan city of Brighton and the coast is 15 miles to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby Approached by double glazed composite panelled front door. Built-in storage cupboard housing gas and electric meters. Quarry tiled floor. Glazed panelled door to:

Hall Ample coat hanging space. Stairs to first floor.

Sitting and Dining Room 24'2" x 8' (7.39m x 2.45m) A fine double aspect room enjoying a lovely wooded outlook to the rear. Good size understairs storage cupboard. TV aerial point. Double glazed window. 2 radiators. Wood effect laminate flooring. Double glazed casement doors to rear garden.

Excellent Kitchen 10'5" x 7'6" (3.19m x 2.29m) Well fitted with an attractive range of shaker style units comprising inset composite sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, integrated **dishwasher** and appliance space with plumbing for washing machine under. Built-in **electric double oven**, fitted **4 ring halogen hob**, laminate splashback and brushed steel extractor hood over. Range of wall cupboards, further wall unit. Cupboard housing wall mounted Worcester gas boiler (installed in October 2023). Integrated tall **fridge** and **freezer**. Double glazed window. Half tiled walls. Wood effect laminate flooring.

FIRST FLOOR

Landing Built-in slatted shelved linen/storage cupboard. Hatch with pull down ladder to loft space with electric light.

Bedroom 1 11'9" x 9'5" (3.59m x 2.89m) Enjoying a delightful wooded outlook. Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 2 9'10" x 7'10" (3.00m x 2.41m) Built-in wardrobe. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 3 7'9" x 6'6" (2.37m x 1.99m) Double glazed window. Radiator.

Bathroom White suite comprising bath with independent shower over, folding glazed shower screen, close coupled wc, pedestal basin with cupboard beneath. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Part tiled walls. Quality vinyl wood effect flooring.

OUTSIDE

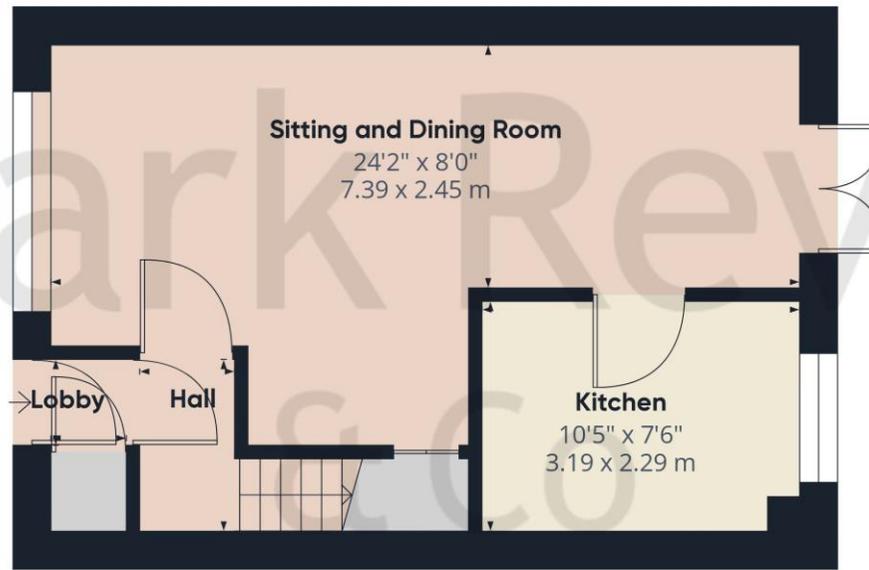
Garage Located close by with up and over door.

Front Garden Laid to lawn, raised flower border on one side, bark filled border, clipped privet hedge to front boundary. Entrance path. Outside light.

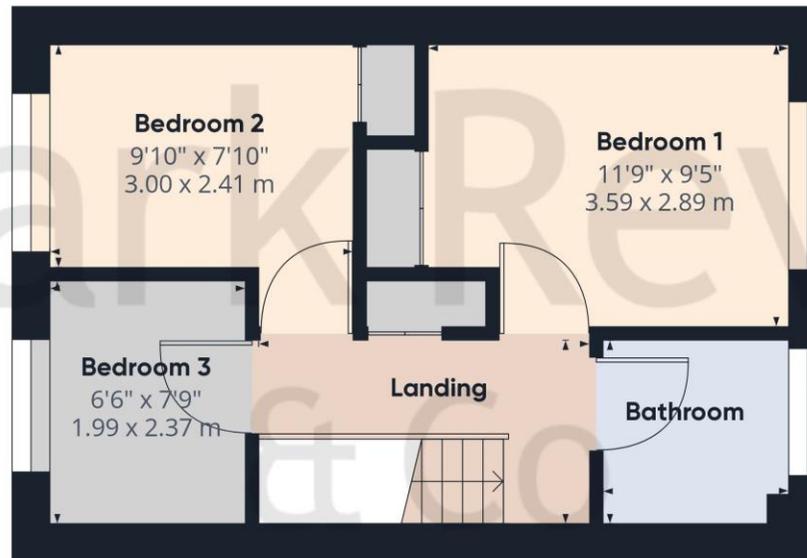
Attractive West Facing Rear Garden Backing onto Woodland About 30 feet (9.14m) in length. Easily managed, arranged as a paved and stone filled sun terrace with paved steps on one side to a lower level, herbaceous border. Outside tap. The garden is fully enclosed by timber fencing with a rear access gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

731.95 ft²
68 m²

(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.

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