



**12 Maple Close**  
Haywards Heath, RH16 3RN

■ ■ ■ Mark Reville & Co

## 12 Maple Close

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£720,000 Freehold

This beautifully refurbished four bedroom detached family home offers bright, versatile accommodation arranged over two floors, tucked away in a desirable cul-de-sac. The property has been thoughtfully updated in recent years and benefits from gas central heating, double glazed replacement windows, generous room sizes, and a fresh, neutral décor. The ground floor includes a welcoming entrance hall and cloakroom, a stunning open plan kitchen/breakfast/dining room with integrated appliances, breakfast bar and patio doors to the garden, a utility area with internal access to the double garage, a spacious sitting room with doors to the rear garden, and a separate study/playroom. On the first floor there are four well proportioned bedrooms, including a principal suite with dressing area and en suite shower room, together with a modern family bath/shower room. The landing benefits from a large airing cupboard and hatch to a part boarded and insulated loft space with pull down ladder. Outside, the property enjoys a neat front garden, a large driveway providing parking for several vehicles, a double garage, and a fully enclosed rear garden of approximately 58ft with patio, lawn, planted borders and a garden shed.

Ideally located in a quiet cul-de-sac, the house is within walking distance of a well-regarded primary school, local shops, a chemist and a recently built medical centre. Haywards Heath itself offers a wide range of shops, restaurants, a modern leisure complex, and a Sainsbury's superstore. The mainline station provides fast and frequent services to London (Victoria/London Bridge in around 45 minutes), while the A23, about 5 miles to the west, offers direct access to the motorway network, Gatwick Airport (17 miles), Brighton, and the south coast.







Ground Floor



Approximate total area<sup>(1)</sup>  
 1693 ft<sup>2</sup>  
 157.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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