



**22 Bruce Close**  
Haywards Heath, West Sussex. RH16 4QE

■ ■ ■ Mark Revill & Co

## 22 Bruce Close

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Guide Price £425,000

This excellent thoughtfully extended semi-detached house offers bright and well designed family accommodation arranged over two floors. This delightful home incorporates 4 good size bedrooms, en suite shower room, a spacious refitted bathroom with roll top bath and separate shower, a fine sitting room with wood burning stove, a superb open plan kitchen with living/dining room fitted with a range of shaker style units and a utility/cloakroom. The property has the benefit of gas fired central heating, cavity wall insulation and double glazed replacement windows throughout, there is an integral garage presently used as a workshop approached by a wide block paved drive offering parking for 2-3 vehicles and the most attractive rear garden is arranged with paved terraces, timber decking and level lawn all fully enclosed with timber fencing.

Situated in this established cul-de-sac just a short walk to a Sainsbury's Local, the Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway offering an array of restaurants. Haywards Heath mainline station is close at hand 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 has a modern leisure centre, a Sainsbury's and Waitrose superstore. The A23 lies just over 5 miles to the west via the recently opened bypass 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 is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Lobby** Attractive double glazed panelled composite front door. Engineered oak flooring. Door to garage/workshop. Double glazed panelled composite door to:

**Hall** Understairs cupboard. Radiator. Engineered oak flooring. Stairs to first floor.

**Sitting Room** 13'10" x 10'9" (4.22m x 3.28m) Fireplace with cast iron wood burning stove, slate hearth and natural timber mantle. Recessed book/display shelving. TV aerial point. Double glazed window. Radiator. Engineered oak flooring.

**Living/Dining Room** 16'8" x 8'10" (5.08m x 2.69m) *widening to 11'* (3.35m) Fitted solid timber work surface, cupboard, bin storage and drawers under. Fitted eye level unit with glazed cabinets with drawers beneath, tiled splashback. TV aerial point. Double glazed window. Radiator. Engineered oak flooring. Double glazed casement doors to rear garden. Wide opening to:

**Excellent Kitchen** 11'8" x 8'2" (3.56m x 2.49m) Fitted with attractive range of shaker style units, extensive L shaped solid timber work surface, inset deep enamel sink with mixer tap, range of cupboards, drawers and appliance space with plumbing for dishwasher under. Built-in brushed steel **electric double oven** and **microwave**, drawer under and cupboard over. Space for large American style fridge/freezer, tall storage cupboard. 2 double glazed windows. Part tiled walls. Heated engineered oak flooring.

**Utility/Cloakroom** Close coupled wc, basin with single lever mixer tap, tall wall cupboard. Recessed deep shelving with plumbing for washing machine and vent for tumble dryer. Tiled floor.

## FIRST FLOOR

**Landing** Hatch to loft space. Skylight tunnel.

**Bedroom 1** 14'7" x 7'4" (4.45m x 2.24m) *widening to 8'* (2.44m) Built-in double wardrobe with floor to ceiling sliding mirror doors, adjacent sliding mirror door concealing **en suite shower cubicle**. Hatch to loft space. 2 double glazed windows. Radiator.

**Bedroom 2** 12'5" x 9'11" (3.78m x 3.02m) Built-in double wardrobe with shelving and hanging rail. Double glazed window. Radiator.

**Bedroom 3** 10'4" x 9'3" (3.15m x 2.82m) Double glazed window. Radiator.

**Bedroom 4** 11'3" x 8'2" (3.43m x 2.49m) Built-in double wardrobe with floor to ceiling mirror doors. Double glazed window. Radiator.

**Bathroom with Shower** Refitted with white suite comprising roll top bath with claw feet and mixer tap. waterproof panelled shower cubicle with Mira fitment and bi-fold glazed screen, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern, adjacent tall storage cupboard. Double glazed window. Radiator. Part tiled walls. Wood effect vinyl flooring.

## OUTSIDE

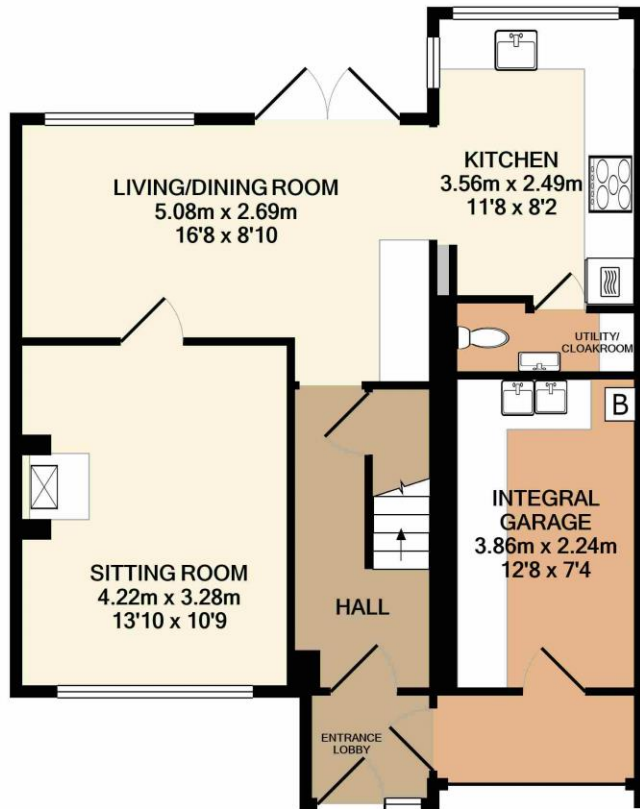
**Integral Garage** Presently divided to create a workshop 12'8" x 7'4" (3.86m x 2.24m). Inset stainless steel double bowl sink with mixer tap, adjacent L shaped worktop. Plumbing for washing machine. Newly installed wall mounted Worcester gas boiler. **Front section** with roller door. Door to hall.

**Wide Block Paved Drive** Offering parking for 2-3 vehicles.

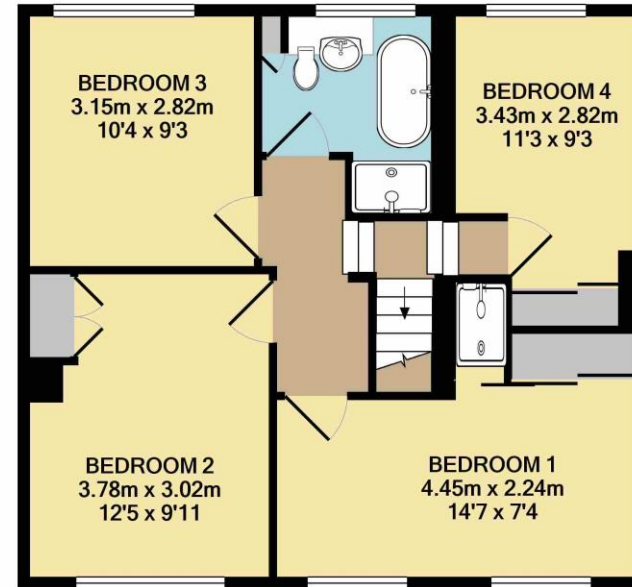
**Attractive Rear Garden** *About 27' x 20'6"* (8.23m x 6.25m) Easily managed, arranged with partially covered paved terrace, timber decking, level lawn with stepping stone path to **timber shed**, small dog enclosure, flower border. The garden is fully enclosed by close boarded timber fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(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  
APPROX. FLOOR  
AREA 58.5 SQ.M.  
(630 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 50.8 SQ.M.  
(547 SQ.FT.)

TOTAL APPROX. FLOOR AREA 109.3 SQ.M. (1177 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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