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For Sale
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13 Bruce Close
Haywards Heath, RH16 4QE



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£435,000

A most attractive bay fronted semi detached family home built to a high standard approximately 60 years ago. The property is offered for sale in excellent decorative order throughout and has been greatly improved by the current owners and boasts a modern kitchen and bathroom. On the ground floor there is a spacious sitting room and separate dining room and on the first floor, there are 2 double bedrooms and one single bedroom, a family bathroom and a separate wc. All the rooms are served by gas fired central heating to radiators and replacement double glazed windows and doors. Outside there is an attractive front garden with a long driveway to double gates which leads to a paved side area which could be used as additional parking if required. The rear garden has been landscaped to provide an L shaped paved patio leading onto a level lawn.

Situated in this popular established location just a short walk to the town centre with its wide range of shops, also The Broadway which offers an array of restaurants and bars. Haywards Heath mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are a number of well regarded schools in the locality catering for



all age groups. The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also within easy access. The A23 lies approximately 5 miles to the west providing a direct route to the motorway network and Gatwick International Airport. To the south of Haywards Heath lies the cosmopolitan city of Brighton which is approximately 14 miles distant and offers a wide range of entertainment areas, also the South Downs National Park and Ashdown Forest offer beautiful natural venues for countryside walks.

GROUND FLOOR

Covered Entrance Outside light. Recently fitted part glazed front door to:

Entrance Hall Understairs storage cupboard. Radiator. Karndean flooring.

Kitchen 10'11" x 8'4" (3.33m x 2.54m) Extensively fitted with roll edge work surfaces. Integrated dishwasher. Base units comprising cupboards and drawers with matching eye level wall cupboards. Single drainer stainless steel sink unit with chromium mixer tap. Neff appliances comprising brushed stainless steel **4 burner gas hob** with filter and light over. **Fan assisted slide and hide oven** beneath. Space for upright fridge/freezer. Cupboard housing Glow-worm gas fired boiler for domestic hot water and central heating. Plumbing for washing machine. Radiator. Part tiled walls. uPVC door to rear garden.

Sitting Room 13'10" x 10'8" (4.22m x 3.25m) Attractive bay fronted south facing room overlooking the front garden. Feature fireplace recess with tiled hearth and wooden over mantle. TV aerial point. Telephone point. 2 radiators. Karndean flooring.

Dining Room 11'2" x 7'10" (3.40m x 2.39m) Radiator. uPVC double glazed door opening out onto the rear patio. Karndean flooring.

FIRST FLOOR

Landing Hatch to loft space.

Separate WC Low level suite.

Bedroom 1 12'5" x 10' (3.78m x 3.05m) Bright south facing room with outlook to front. Fitted double wardrobe cupboard with mirror doors. Radiator.

Bedroom 2 10'5" x 9'5" (3.18m x 2.87m) Built-in single wardrobe cupboard. Radiator. Outlook over rear garden.

Bedroom 3 7'4" x 6'5" (2.24m x 1.96m) South facing with outlook to front garden. Radiator.

Family Bathroom Suite comprising panelled bath with folding glass shower screen, plumbed in shower with bar control, low level wc, pedestal wash basin with large mirror over. Chromium ladder radiator. Fully tiled walls. Airing cupboard with factory lagged hot water cylinder and shelving.

OUTSIDE

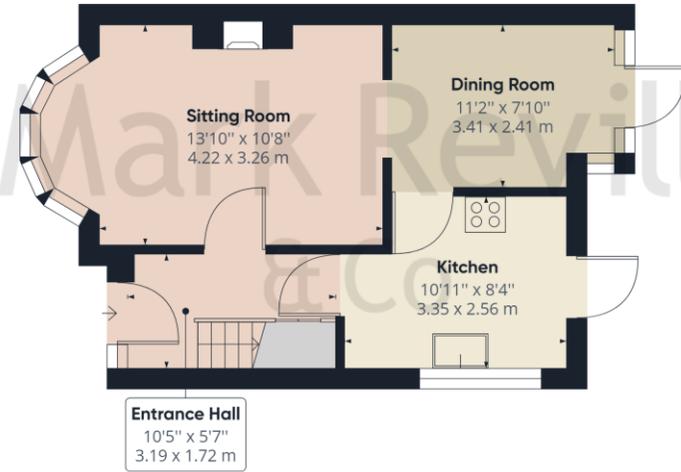
Driveway Leading to double gates which opens onto a side area with **timber garden shed** (this area could provide parking for further vehicles).

Front Garden Laid to lawn with flower beds.

Rear Garden Attractively arranged with wide L shaped paved patio which leads onto level lawn. Water tap. All enclosed by recently replaced close boarded fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

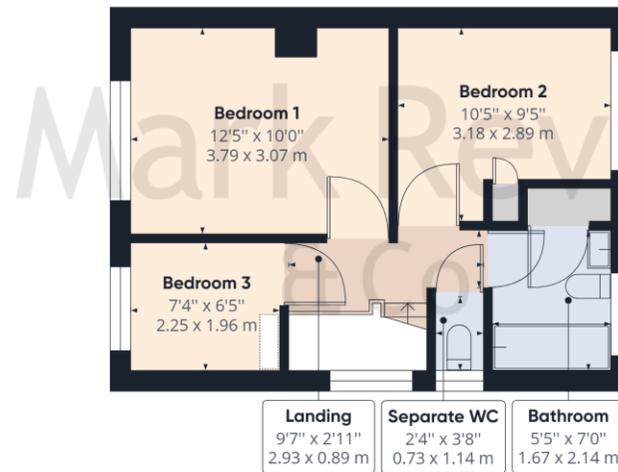


Ground Floor

Approximate total area⁽¹⁾

753.64 ft²

70.02 m²



Floor 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.

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