



34 Dellney Avenue
Haywards Heath, RH16 3ND



Mark Revill & Co

34 Dellney Avenue Haywards Heath, RH16 3ND

Guide Price £500,000 - £520,000

This attractive 1930's semi detached house of character offers bright and tastefully presented accommodation and enjoys a delightful 80 foot rear garden with detached cabin, ideally suitable as a home office or recreation room. The property has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, a stylish refitted bathroom, downstairs cloakroom, a fine sitting room with wood burning stove, a splendid open plan kitchen with dining room complete with range cooker and appliances and there is a useful cellar. There is block paved parking at the front and the delightful garden extending to 80 feet in length is arranged with a two-tier paved sun terrace, level lawn with adjacent path leading to the detached cabin and adjacent shed. Plans have been drawn up (under permitted development) to create a top floor main bedroom with en suite shower and an extension to the ground floor creating an extensive open plan living space.

Situated in this sought after established location just a short walk to St Wilfrid's Primary School, Princess Royal Hospital and to the town centre with its wide range of shops including The Broadway with its array of restaurants. Haywards Heath also offers a modern leisure complex, a Sainsbury's and Waitrose superstore, several parks and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct



route to the motorway network, whilst Gatwick Airport of 14.2 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance 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

Recessed Entrance Porch Quarry tiled step. Outside lantern. Attractive panelled front door to:

Hall Understairs cupboard. Radiator. Attractive staircase with natural timber balustrade to first floor.

Cloakroom White suite comprising close coupled wc and corner basin with single lever mixer tap, tiled splashback. Wall light. Double glazed window. Heated ladder towel warmer.

Sitting Room 11'6" x 8'8" (3.51m x 2.64m) Fireplace with slate mantle, slate tiled hearth, Aga cast iron wood burning stove. Recessed storage cupboards on either side of chimney breast with range of open book/display shelving over. Double glazed window. Radiator.

Open Plan Kitchen with Dining Room 17'8" x 15'5" (5.38m x 4.70m) Comprehensively fitted with an attractive range of shaker style units with oak work surfaces comprising inset deep enamel sink with mixer tap, adjacent worktop, cupboards, drawers and integrated **dishwasher** under. Leisure **range cooker** incorporating 2 electric ovens, grill, 5 ring gas and halogen hob with extractor hood over flanked by glazed wall cabinets. Matching worktop cupboard and appliance space under with plumbing for washing machine. Integrated **fridge** and **freezer**. Wall cupboard housing Worcester gas boiler. Island unit with matching worktop, cupboard, drawers and wine rack. Recessed storage cupboard with extensive wine racks over. Radiator. Double glazed window. Wood effect quality vinyl flooring. Hatch to **cellar**. Double glazed doors to rear garden.

Cellar

FIRST FLOOR

Landing Double glazed window. Electric meter cupboard. Hatch to loft space.

Bedroom 1 11'7" x 9'8" (3.53m x 2.95m) into chimney recess. Fitted double wardrobe. Fireplace with tiled hearth and timber mantle. Recessed book/display shelving. Double glazed window. Radiator.

Bedroom 2 12'2" x 9' (3.71m x 2.74m) Range of fitted wardrobes to one corner. Double glazed window. Radiator.

Bedroom 3 8'11" x 6'2" (2.72m x 1.88m) Double glazed window. Radiator.

Bathroom Attractive period style white suite comprising bath with fully tiled surround with traditional mixer tap and independent shower over with overhead and hand held fittings, bi-fold glazed shower screen, basin on chromium stand, close coupled wc. Heated chromium towel warmer with inset column radiator. Double glazed window. Painted panelled dado. Tiled effect vinyl flooring.

OUTSIDE

Block Paved Off Road Parking Block paved side access with gate to:

Lovely Rear Garden About 80 feet (24.38m) in length. Arranged with an extensive two-tier paved sun terrace adjacent to the house, lavender bed, good size lawn with paved path to one side providing access to a **cabin**, ideally suitable as a **home office or recreation room** with double glazed doors, light and power points, adjacent **garden shed**. Outside lighting, power and water tap. The garden is fully enclosed by timber fencing and an established clipped privet hedge.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

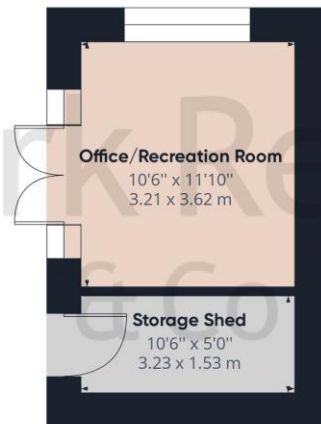




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

941.74 ft²

87.49 m²

Reduced headroom

0.75 ft²

0.07 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

