



16 Priory Way
Haywards Heath, RH16 3LT



Mark Reville & Co

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£475,000

This superb semi detached house offers bright, spacious and contemporary living having the benefit of gas central heating and double glazing. The well-presented accommodation features 3 good size bedrooms, modern spacious bathroom, downstairs cloakroom, home office, a fine sitting room with opening to a superb comprehensively fitted kitchen complete with appliances and a splendid double glazed conservatory. There is a garage approached by a wide block paved drive offering parking for 3 vehicles and the most attractive rear garden extends to a maximum of 96 feet in length arranged with a raised sheltered paved sun terrace with rustic pergola opening to a good size lawn at the far end.

Situated in this much favoured central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and Victoria Park with its tennis courts. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town has a modern leisure centre, a Waitrose and Sainsbury's superstore. There are several well regarded schools in the locality catering for all age groups and the A23 lies about 5 miles to the west providing direct access to the motorway network. Gatwick Airport is just over 14 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 and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Recessed Porch uPVC double glazed front door to:

Entrance Lobby Double glazed window. Radiator. Attractive tiled floor. Glazed panelled door to:

Sitting Room 16'2" x 11' (4.93m x 3.35m) TV aerial point. Double glazed window. Radiator. Wide opening to Kitchen/Dining Room.

Home Office 7'11" x 7'5" (2.41m x 2.26m) Double glazed window. Radiator.

Excellent Kitchen with Dining Room 19'5" x 8'4" (5.92m x 2.54m) Comprehensively fitted with a quality range of high gloss handleless units with silestone quartz work surfaces and upstands complete with appliances comprising: inset stainless steel double bowl sink with single lever mixer tap, excellent range of cupboards and drawers under. Integrated Bosch **washing machine** and Bosch **dishwasher**. 2 built-in **electric ovens**, cupboard under and over, tall storage unit. Integrated **fridge** and **freezer**. Fitted Bosch **4 ring halogen hob** with extractor hood over, flanked by wall cupboards, one housing Worcester gas boiler. Breakfast bar. Worktop lighting. Ceiling downlighters. Double glazed window. Part tiled walls. Electrically heated tiled floor. Double glazed casement door to:

Double Glazed Conservatory 12'1" x 8'7" (3.68m x 2.62m) Glazed on three sides with fitted roller blinds to two sides, double glazed vaulted roof incorporating pleated ceiling blinds. Electric radiator. Electrically heated tiled floor. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Attractive balustrade.

Bedroom 1 11'6" x 10'11" (3.51m x 3.33m) 2 built-in double wardrobes. Double glazed window. Radiator.

Bedroom 2 10'11" x 10'6" (3.33m x 3.20m) Double glazed window. Radiator.

Bedroom 3 8'3" x 8'0" (2.51m x 2.44m) Double glazed window. Radiator.

Spacious Bathroom White suite comprising bath with Aquastream electric power shower over, glazed screen, inset basin with single lever mixer tap, cupboard beneath, close coupled wc with enclosed cistern. Shaver point. Heated chromium ladder towel warmer/radiator. Fully tiled walls. Tiled floor.

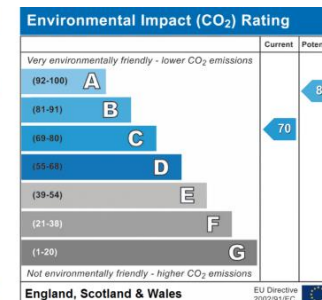
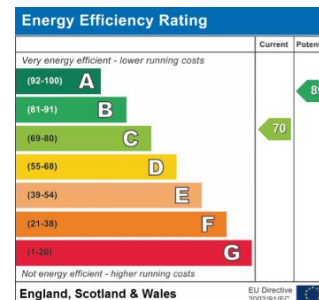
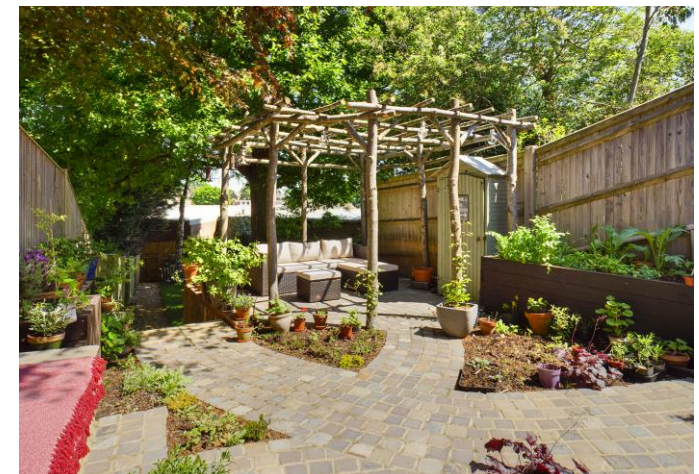
OUTSIDE

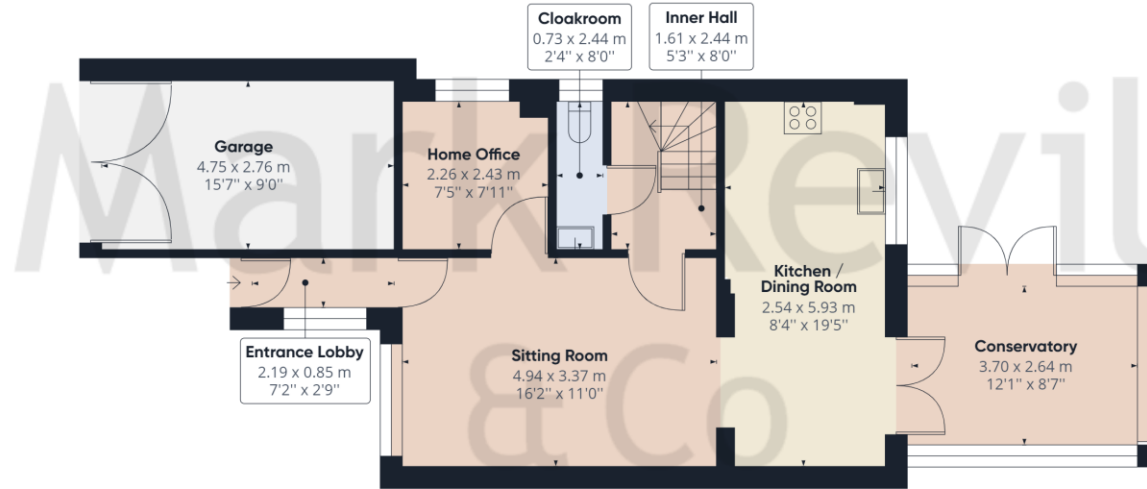
Integral Garage 15'7" x 9' (4.75m x 2.74m) Double doors. Light and power points.

Private Double Width Block Paved Drive Offering parking space for 3 vehicles.

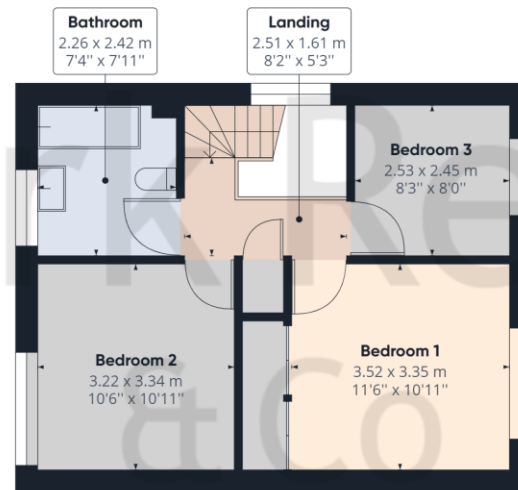
Front Garden Laid to lawn with flowering cherry tree, flower bed planted with roses and fuchsia.

Lovely Rear Garden About 96 feet (29.26m) in length overall. Arranged with raised paved sun terrace with wooden balustrade, steps on one side to a delightful sheltered paved terrace with rustic timber pergola, stone seat, path ways, raised vegetable planter and inset beds. Further steps to a lower area laid to lawn with mature oak and silver birch trees, adjacent gravelled path. Rear gate. Outside light, power points and water tap. The garden is fully enclosed with close boarded fencing. Side access with shed and gate.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1201.08 ft²

111.58 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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