



19 Albert Close
Haywards Heath, RH16 3NW



Mark Revill & Co

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£330,000

This attractive end of terrace house is located in a quiet cul-de-sac and enjoys a delightful south facing rear garden. The bright and well presented accommodation has the benefit of gas central heating and double glazing and incorporates 2 bedrooms, a luxury refitted shower room, good size living room and a well fitted kitchen/diner. There is off road parking and the most attractive rear garden extends to about 33 feet in length x 26 feet in width arranged with a large paved sun terrace, raised lawn and patio.

Albert Close lies immediately off Eastern Road in this much favoured established location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and several well regarded schools. The town also has several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore 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, Gatwick Airport is 14.1 miles to the north and the cosmopolitan city of Brighton and the coast is 14.6



miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Fully Enclosed Entrance Porch Good size built-in coats/storage cupboard. Door to:

Living Room 14'9" x 11'8" (4.50m x 3.56m) Good size understairs storage recess. TV aerial point. 2 double glazed windows. Radiator. Glazed doors to:

Excellent Kitchen/Dining Room 11'10" x 10'9" (3.61m x 3.28m) Refitted with attractive range of white high gloss fronted units with wood grain effect laminate work surfaces comprising inset enamel sink with mixer tap, cupboards, drawers, wine rack and appliance space with plumbing for dishwasher and washing machine beneath. Built-in **electric oven**, brushed steel **4 ring gas hob** and brushed steel extractor hood over. 2 wall units. Built-in shelved larder/storage cupboard. Double glazed window. Part tiled walls. Wood effect laminate flooring. Double glazed door to rear garden.

FIRST FLOOR

Landing Built-in slatted shelved linen cupboard. Hatch with pull down ladder to part floor boarded loft space with gas combination boiler. Ceiling downlighters. Double glazed window.

Bedroom 1 13'2" x 8'4" (4.01m x 2.54m) Large built-in double wardrobe with cupboard over. Deep storage cupboard over stairwell. Double glazed window. Radiator. Ceiling downlighters.

Bedroom 2 8'11" x 6'6" (2.72m x 1.98m) Double glazed window. Radiator.

Luxury Shower Room Refitted in 2022. Stylish white suite comprising waterproof panelled shower with glazed screen and door, counter mounted basin with single lever mixer tap, marble top, drawers under, close coupled wc. Mirror fronted wall cabinet. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Wood effect laminate flooring.

OUTSIDE

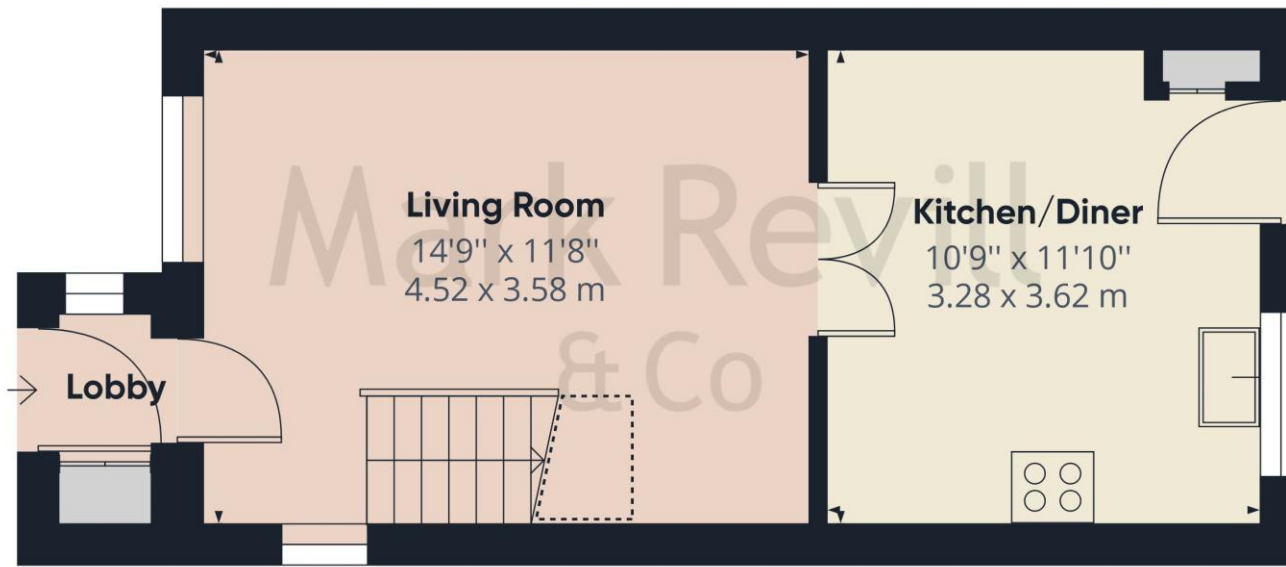
Off Road Parking Approached by a shared drive with timber gate to rear garden.

Front Garden Lawn, deep herbaceous bed planted with a variety of established trees and evergreens. Paved entrance step.

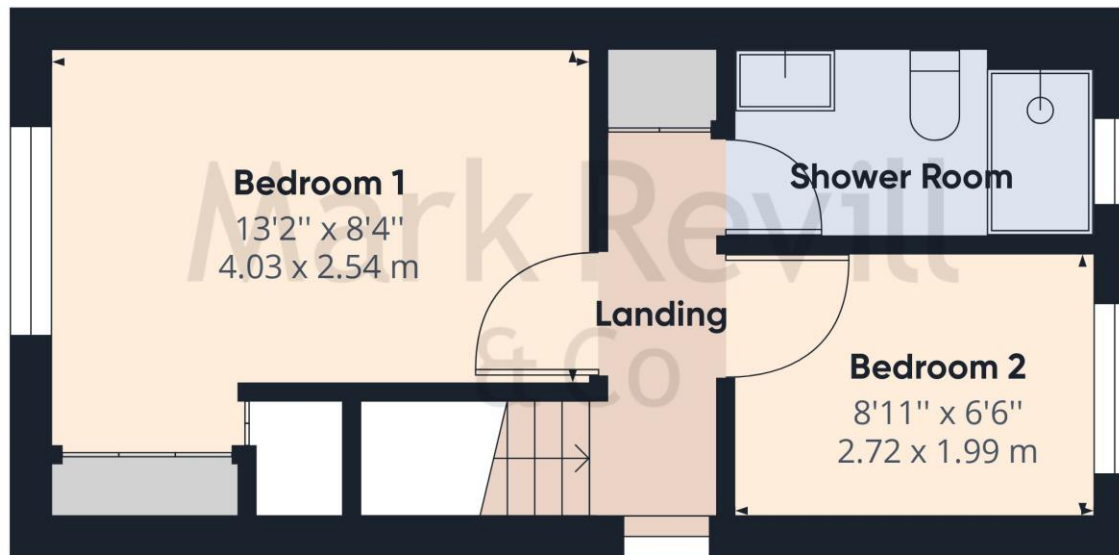
Lovely South Facing Rear Garden About 33 feet (10.06m) in length x 26 feet (7.92m) in width. Arranged with a wide paved sun terrace adjacent to the house with brick retaining walls, central steps to a level lawn and further steps to a raised paved patio, herbaceous border with timber retaining wall. **Timber shed** 10' x 6' (3.05m x 1.83m). Outside light and water tap. The garden is fully enclosed with timber and wire fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(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



Floor 1

Approximate total area⁽¹⁾

587.10 ft²

54.54 m²

Reduced headroom

15.25 ft²

1.42 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.

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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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