



7 Hanbury Lane
Haywards Heath, RH16 3US



Mark Reville & Co

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Guide Price £450,000

This stylish end of terrace house is built to an extremely high standard by Linden Homes and was constructed in 2012. The contemporary interior offers bright and well designed accommodation arranged over three floors having the benefit of gas central heating, double glazing and solar roof tiles and incorporates 3 double bedrooms, luxury en suite shower room to the main bedroom, modern bathroom, cloakroom, a fine south facing living room, a good size recreation room (presently used as a cinema) and a comprehensively fitted kitchen/dining room complete with appliances. There is a block paved drive at the front offering parking for 2 vehicles and the most attractive landscaped rear garden extends to about 32 feet in length arranged as a paved sun terrace, artificial lawn and timber decking at the far end.

Situated in this popular convenient location just a few minutes' walk of a local parade of shops and well regarded schools. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), the town centre is also nearby with its comprehensive range of shops and array of restaurants in The Broadway whilst the picturesque village of Lindfield is within easy reach as is the Dolphin Leisure complex, Sainsbury's and Waitrose superstores. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.8 miles to the north and the cosmopolitan city of Brighton and the coast is about 15.6 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Fully Enclosed Double Glazed Entrance Porch Double glazed front door. Patterned tiled floor. Composite front door to:

Inner Hall Deep built-in airing/storage cupboard housing Mega-flo sealed hot water tank. Stairs to first and garden floors.

Living Room 15'7" x 12'10" (4.75m x 3.91m) Feature stone clad wall with central fireplace with timber mantle, electric Dimplex flame log effect stove. TV aerial point. Double glazed window. Radiator. Wood effect Amtico flooring.

Cloakroom White suite comprising wc with concealed cistern, basin with single lever mixer tap, cupboard beneath. Extractor fan. Ceiling downlighters. Shelving. Radiator. Half tiled walls. Patterned tiled floor.

Bedroom 3 13'8" x 9'3" (4.17m x 2.82m) One wall fitted with a range of wardrobes incorporating hanging rails and shelving with floor to ceiling sliding doors. 2 double glazed windows with fitted black out blinds. Radiator.

GARDEN FLOOR

Hall Large walk-in shelved pantry/storage cupboard with strip switches and Cat 5 cabling. Karndean tiled floor.

Recreation Room 15' x 11'5" (4.57m x 3.48m) *Presently used as a cinema.* Ventilation unit. Ceiling downlighters.

Excellent Kitchen/Dining Room 15'9" x 12'5" (4.80m x 3.78m) Comprehensively fitted with white high gloss fronted units with wood grain effect laminate work surfaces and upstands extended to form peninsula breakfast bar, cupboards, drawers and appliance space under. Integrated **dishwasher**. Built-in brushed steel **electric oven**, **4 ring gas hob**, brushed steel splashback and extractor hood over. Range of wall cupboards. Integrated tall **fridge** and **freezer**. Wall cupboard housing Potterton gas boiler. Worktop lighting. Useful understairs cupboard. Extractor fan. Double glazed window. 2 radiators. Karndean tiled floor. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Feature red brick effect faced wall. Hatch to loft space. Radiator.

Bedroom 1 13'8" x 12'10" (4.17m x 3.91m) Feature design wall. Built-in triple wardrobe incorporating hanging rails and shelving, floor to ceiling sliding doors (one mirrored). 2 double glazed windows. Radiator.

En Suite Shower Room Fully tiled walls. Large walk-in shower with tiled floor, overhead and hand held fitments, glass screen, counter mounted oval basin with wall mounted single lever mixer tap, cupboard and drawer beneath, wc with concealed cistern. Useful shelf. Illuminated wall mirror. Extractor fan. Ceiling downlighters. Tiled floor.

Bedroom 2 13'8" x 9'4" (4.17m x 2.84m) Built-in double wardrobe with hanging rails and shelving, floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator.

Bathroom White suite comprising bath with mixer tap, independent shower over with overhead and hand held fitments, basin with single lever mixer tap, wc with concealed cistern. Useful shelf and large recessed mirror. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Karndean tiled floor.

OUTSIDE

Block Paved Parking Area to Front Offering space for 2 vehicles.

Attractive Landscaped Rear Garden About 32 feet (9.75m) in length. Level arranged as paved sun terrace adjacent to the house with central slate filled path flanked by artificial lawn with flower and shrub planter borders. Timber decking at the far end with mature wisteria. **Timber shed**. Outside light and water tap. Covered paved area to the side. The garden is fully enclosed by timber fencing and trellis.

Estate Charge £309.08 per annum.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1320.45 ft²
122.67 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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