



1 Rumbolds Lane
Haywards Heath. RH16 4NX



Mark Reville & Co

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Guide Price £500,000

This attractive traditionally built semi detached house has been thoughtfully extended creating extremely spacious ground floor accommodation. The property occupies a prominent corner location enjoying good size south facing gardens and the accommodation incorporates 3 double bedrooms, bathroom, a large ground floor wet room, a fine L shaped living and dining room and a comprehensively fitted kitchen with utility room. The property has the benefit of gas central heating and double glazing, there is a detached garage approached by a wide resin drive offering parking for 5 vehicles.

Situated in this much favoured established location on the corner with Sheppeys, just a short walk to a local doctor's surgery, chemist and Ashenground Woods. Also close at hand is Victoria Park with its tennis courts, the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the town also offers 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 via the bypass providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast are a similar distance to the south whilst the South Down National Park is within an easy drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Porch Replacement composite panelled front door to:

Hall Understairs cupboard. Wall light point. Telephone point. Quality wood effect vinyl flooring. Stairs to first floor.

L Shaped Living and Dining Room

Living Room 21' x 9'10" (6.41m x 3.02m) Attractive fireplace with decorative timber surround, polished stone insert and hearth. TV aerial point. 3 wall light points. Radiator. Ceiling downlighters. Double glazed sliding door to rear garden. Wide opening to:

Dining Room 13' x 8'8" (3.98m x 2.67m) Double aspect. 2 double glazed windows. Radiator. Ceiling downlighters.

Kitchen and Utility Room 19'8" x 8'4" (6.00m x 2.56m) Comprehensively fitted with attractive range of high gloss shaker style units with wood grain effect laminate work surface comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards including carousel unit, drawers and appliance space with plumbing for dishwasher under. Fitted Neff brushed steel **4 ring gas hob** with matching filter hood over flanked by wall cupboards. Matching corner unit with cupboard, shelving and wine rack. Built-in Neff brushed **electric double oven**, cupboard under and over. Tall housing unit for upright fridge/freezer, cupboard over. Vertical ladder heated towel warmer/radiator.

Utility Room With inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space with plumbing for washing machine and vent for tumble dryer beneath. Wall mounted Viessmann gas combination boiler. Further radiator. 3 double glazed windows. Part tiled walls. Wood effect vinyl flooring. Double glazed door to outside.

Wet Room 8'5" x 7' (2.57m x 2.14m) Large shower area with Aqualisa thermostatic fitment, fitted hand rail, pedestal basin with single lever mixer tap, close coupled wc. Hatch to loft space. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Radiator. Part tiled walls. Waterproof non-slip flooring.

FIRST FLOOR

Spacious Landing Built-in slatted shelved linen cupboard with cupboard over. Hatch with pull down ladder to loft space. Wall light point. Double glazed window. Vertical radiator. Ceiling downlighter.

Bedroom 1 14'5" x 12'9" (4.39m x 3.91m) Large triple wardrobe incorporating hanging rails and shelving with floor to ceiling sliding doors (centre one mirrored). Hatch to loft space. Double glazed window. Radiator. Ceiling downlighters.

Bedroom 2 11'9" x 8'5" (3.60m x 2.58m) Double glazed window. Radiator. Ceiling downlighters.

Bedroom 3 13'6" x 7'10" (4.14m x 2.40m) Double glazed window. Radiator. Ceiling downlighters.

Bathroom White suite comprising bath with mixer tap and shower attachment, independent Mira electric shower fitment, folding glazed screen, inset basin with single lever mixer tap, cupboard beneath, adjacent laminate top, wc with concealed cistern. Extractor fan. Heated ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Wood effect vinyl flooring.

OUTSIDE

Detached Timber Built Garage Light and power points. Up and over door. Outside sensor lights.

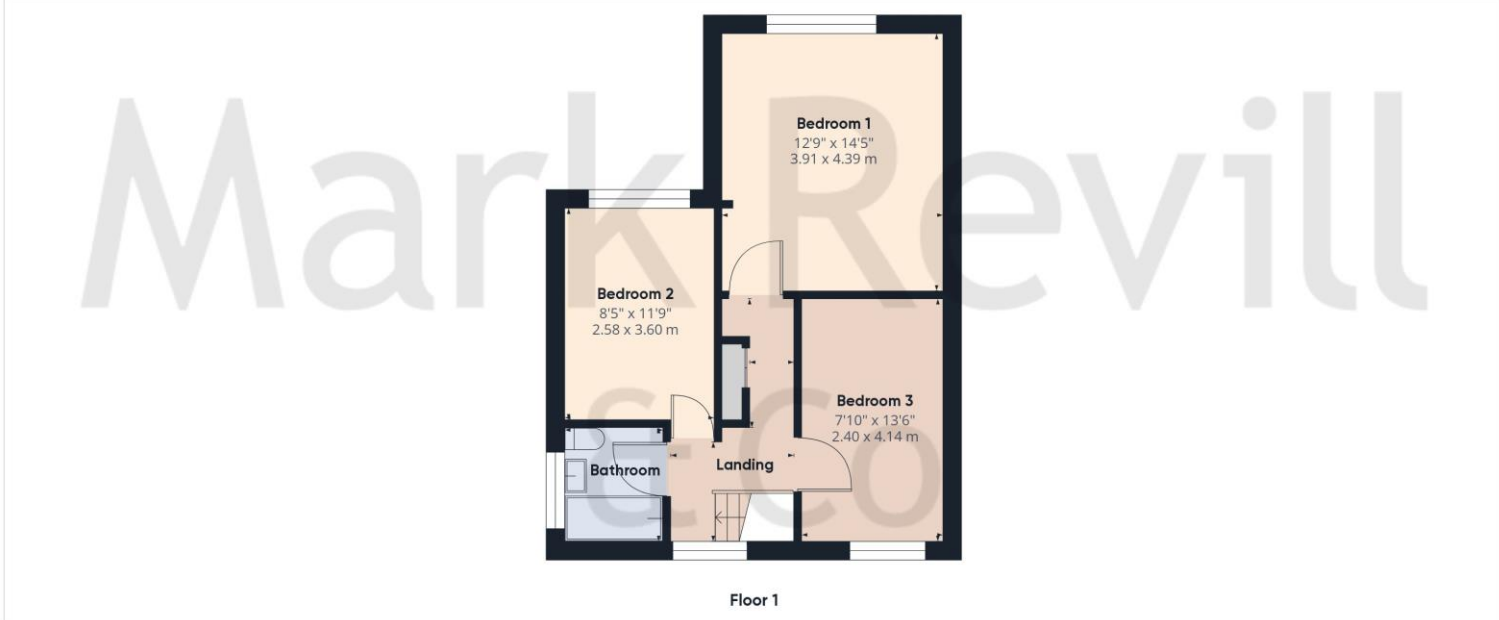
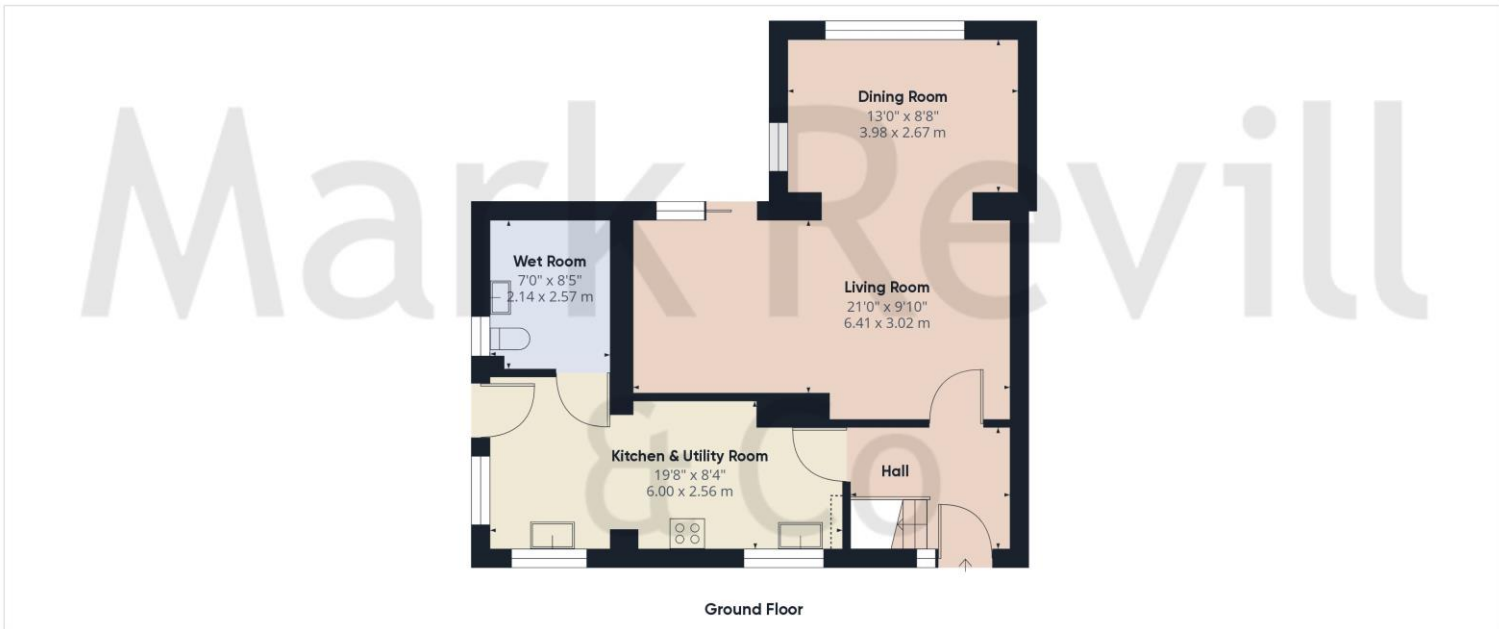
Wide Drive and Parking Area Gravel resin covered. Offering space for 5 vehicles.

Front Garden Neatly laid to lawn, flower/shrub bed adjacent to the house, large herbaceous border adjacent to the drive containing a variety of plants including broom, roses, hollyhocks, lilies, buddleia, etc. Outside lighting and water tap.

Good Size South Facing Rear Garden Triangular in shape. Arranged with a paved sun terrace adjacent to the house with fitted awning. Wide paved path and further patio with **greenhouse**. Good size well kept lawn with concrete and paved pathways, fruit trees, herbaceous borders planted with a variety of flower and established shrubs. Decking at the far end with timber pergola. Outside lights and water tap. The garden is fully enclosed by close boarded timber fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





Approximate total area⁽¹⁾
 1124.61 ft²
 104.48 m²

Reduced headroom
 1.72 ft²
 0.16 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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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