



7 Harvesters
Haywards Heath, RH16 4JX

■ ■ ■ Mark Reville & Co

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Guide Price £475,000 Freehold

This spacious and well presented 4 bedroom link-detached family home offers comfortable living in a sought after location. The bright and spacious accommodation comprises a fully fitted kitchen and a large living/dining room with patio doors leading out to the rear garden. The property boasts 4 bedrooms, including 3 generous doubles. The main bedroom benefits from an en suite shower room and a family shower room serves the remaining bedrooms. Externally, there is a 22ft garage and driveway parking, with ample space for a couple of vehicles. The enclosed rear garden features a terrace adjacent to the house ideal for outdoor dining and relaxation, with a lower lawned area. The property enjoys a pleasant open outlook, creating a peaceful setting. Additional features include gas central heating and double glazing and having been recently re-decorated throughout.

Positioned at the end of a quiet cul-de-sac away from main roads, the property enjoys a safe and peaceful setting while remaining ideally placed for both families and commuters. The area is well served by highly regarded local schools, including Bolnore Village Primary School, St Joseph's Catholic Primary School, Warden Park Secondary Academy and Oathall Community College. Haywards Heath mainline railway station is just over a mile away and provides fast and frequent services to London, Gatwick Airport and Brighton. Excellent road links via the A272 connect swiftly to the A23/M23, offering convenient access to the capital and the south coast. Nearby amenities include a variety of shops, cafés, and supermarkets, as well as green spaces such as Victoria Park and Beech Hurst Gardens. The Princess Royal Hospital is also close at hand, making this an exceptionally convenient and family friendly location.





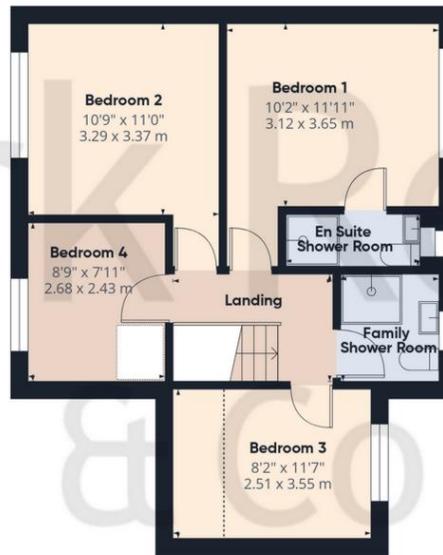


Mark Revill

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 area¹⁾

1172 ft²

109 m²

Reduced headroom

24 ft²

2.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com

