



**21 Acre Close**  
Haywards Heath, RH16 4NT



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£335,000

This excellent well-presented terraced house offers bright, spacious and well planned accommodation. The property benefits from gas fired central heating and double glazed replacement windows throughout. This delightful home incorporates 2 double bedrooms, a recently refurbished bathroom and a good size living room, an excellent fitted kitchen/dining room comprising a range of wall and base units, 4 ring gas hob, integrated oven and extractor fan and space for fridge/freezer, dishwasher and washer/dryer. The south facing garden enjoys a covered patio area leading to a level lawn with raised beds all fully enclosed with timber fencing. At the end of the garden the property benefits from a bricked storage cupboard and rear access to the property.

Situated at the end of a close lying immediately off Rumbolds Lane in this popular established location close to Ashenground Woods and Victoria Park with its tennis courts and within walking distance of 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 has a modern leisure centre, Sainsbury's and Waitrose superstores and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.3 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.



 2  1  1

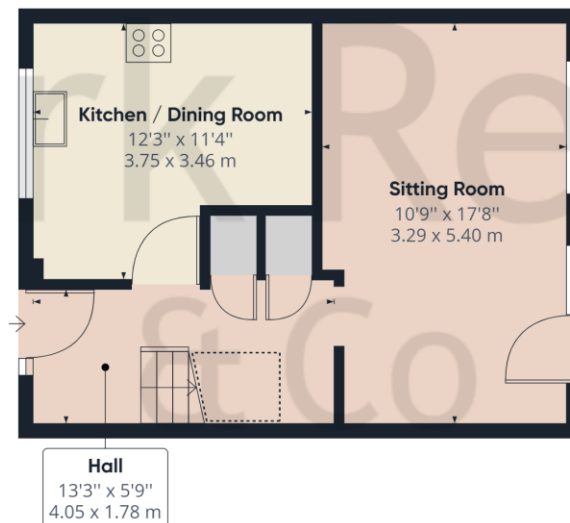


**South Facing Garden**

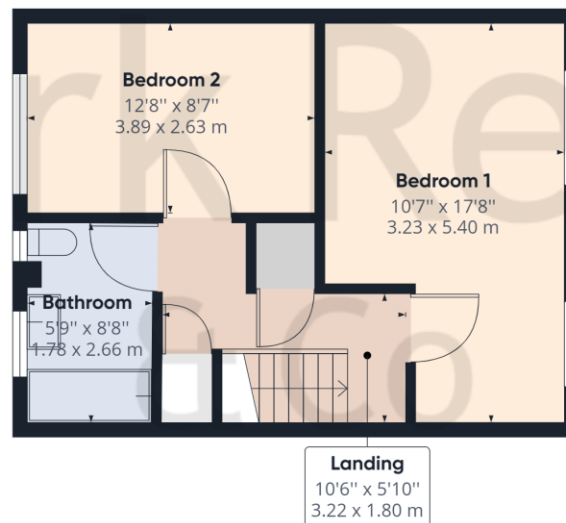








Ground Floor Building 1



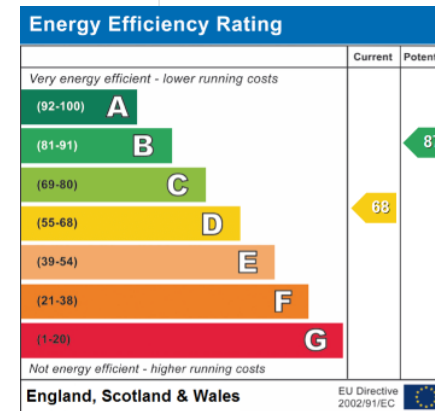
Floor 1 Building 1

Approximate total area<sup>(1)</sup>

789.00 ft<sup>2</sup>  
73.30 m<sup>2</sup>

Reduced headroom

14.05 ft<sup>2</sup>  
1.31 m<sup>2</sup>



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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