



12 Ashdown Close
Haywards Heath, RH16 3NR

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Guide Price £475,000

This attractive detached house enjoys a favoured east/westerly aspect and offers bright, spacious and well planned accommodation having the benefit of gas central heating and double glazing. The property incorporates 4 bedrooms, bathroom, a spacious wet room on the ground floor plus cloakroom, a good size living room, separate dining room and a well fitted kitchen. There is a small garage/store approached by a private drive offering parking for 2 vehicles and the most attractive rear garden extends to about 58 feet in length arranged mainly as lawn with paved sun terrace adjacent to the house.

Ashdown Close is a small cul-de-sac lying immediately off Beech Hill in this popular established location just a short walk to a Tesco Express, doctor's surgery, chemist and the well regarded Northlands Wood Primary School. Princess Royal Hospital is close at hand and the town centre is within easy reach offering a wide range of shops, an array of restaurants, several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline railway 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 via the recently opened bypass providing direct access to the motorway network, Gatwick Airport is 14.6 miles to the north and the



cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby Double glazed replacement front door. Radiator. Door to inner hall.

Cloakroom Close coupled wc and corner basin. High level cupboard. Double glazed window. Radiator.

Spacious Wet Room White suite comprising walk-in shower with Mira fitment, pedestal basin. Radiator. Ceiling downlights. Fully tiled walls. Non slip flooring.

Inner Hall Under stairs cupboard. Radiator. Stairs to first floor.

Living Room 15'9" x 12'4" (4.80m x 3.76m) Approached by glazed double doors from the inner hall. A fine room with 2 double glazed picture windows to the front. Natural stone ornamental fireplace and hearth. Radiator.

Dining Room 11'6" x 10'9" (3.51m x 3.28m) Double glazed window. Radiator. Double glazed casement door to rear garden.

Kitchen/Breakfast Room 12'1" x 10'9" (3.68m x 3.28m) Fitted with attractive range of units comprising inset stainless steel double bowl sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and plumbing for washing machine beneath. Worktop, drawers beneath. Good range of wall cupboards. Breakfast table with cupboard beneath. Wall cupboards, one housing Worcester gas boiler. Double glazed window. Radiator. Double glazed door to outside. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing

Bedroom 1 12'8" x 9'8" (3.86m x 2.95m) Door to eaves storage. Double glazed window. Radiator.

Bedroom 2 12'9" x 8' (3.89m x 2.44m) Door to eaves storage. Double glazed window. Radiator.

Bedroom 3 11'2" x 8' (3.40m x 2.44m) Door to eaves storage. Double glazed window. Radiator.

Bedroom 4 9'9" x 9'9" (2.97m x 2.97m) Door to eaves storage. Double glazed window. Radiator.

Bathroom Suite comprising bath, pedestal basin, close coupled wc. Airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Radiator. Double glazed velux window. Fully tiled walls.

OUTSIDE

Integral Garage/Store 10'5" x 8'7" (3.18m x 2.62m) Up and over door.

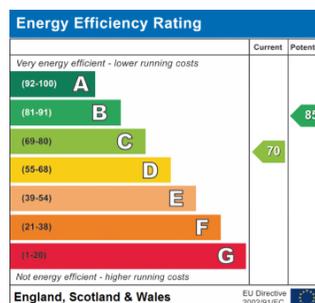
Private Drive Offering parking for 2 vehicles.

Front Garden Neatly laid to lawn screened by clipped evergreen and mixed hedges, further strip of lawn adjacent to the drive planted with a variety of shrubs. Side access 8'3" (2.51m) with gate to:

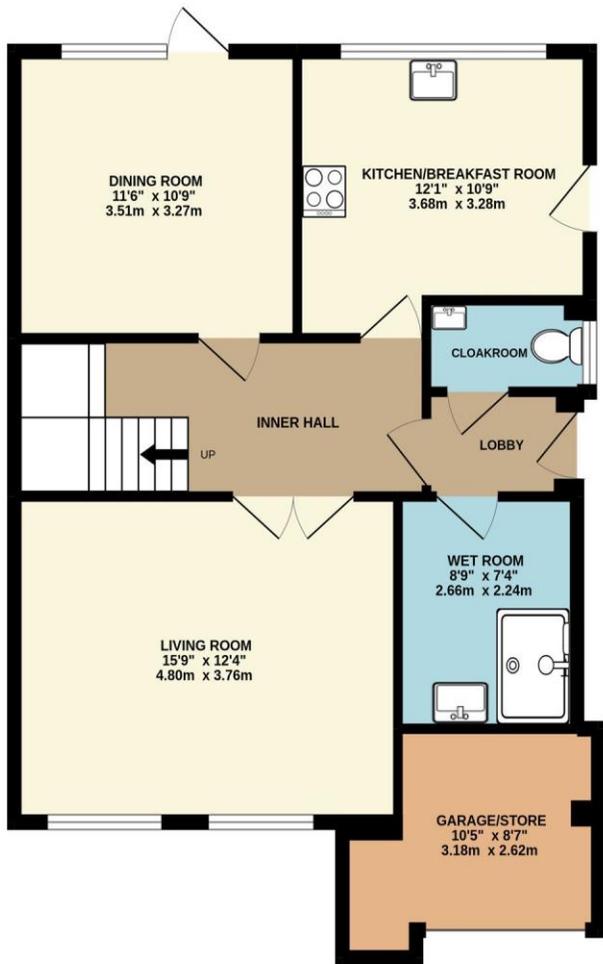
Attractive Rear Garden About 58 feet (17.68m) in length. Arranged with wide paved sun terrace extending the width of the house. Natural stone paved path to lawn with flower and herbaceous borders containing a variety of shrubs including heather, lavender, variegated holly. Water tap.

Energy Performance Certificate Rating C

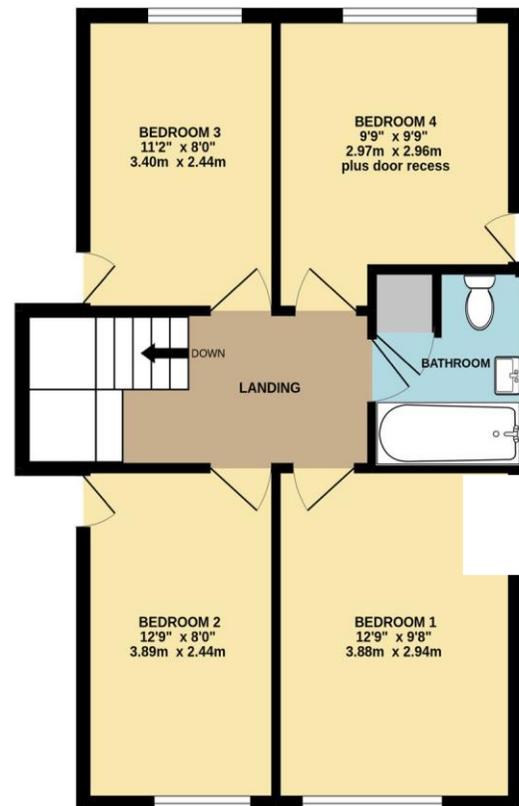
Council Tax Band E



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1262sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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