



8 Kilbarn Way
Haywards Heath, RH16 4SD



Mark Reville & Co

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£375,000

This excellent end of terrace house is located in a quiet 'tucked away' location enjoying a favoured east/westerly aspect. The bright and extremely well presented accommodation has the benefit of gas central heating and double glazing and incorporates 3 bedrooms (2 double), a refitted bath/shower room, a fine sitting and dining room and a superb comprehensively fitted kitchen complete with appliances. The house enjoys a fully enclosed sheltered paved rear garden enjoying a favoured westerly aspect with steps providing access to a car parking space.

Situated in this popular location on the south side of town just a short walk to a local doctor's surgery, chemist and a Sainsbury's Local. The town centre is close at hand offering a wide range of shops, an array of restaurants in The Broadway, Sainsbury's and Waitrose superstores, a modern leisure centre and a mainline station offering a fast and frequent service to central London (Victoria/London 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the A23 is easily accessible via the adjacent bypass. Gatwick Airport is just over 15 miles to the north, the cosmopolitan city of Brighton and the coast is 14 miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Porch Double glazed front door and side screen to:

Hall Understairs store cupboards. Radiator. Wood effect laminate flooring. Stairs to first floor.

Sitting and Dining Room 22'3" x 11'11" (6.78m x 3.63m) narrowing to 9'2" (2.80m) A fine double aspect room with outlook to the front and rear. TV aerial point. Double glazed window. 2 radiators. Ceiling downlighters. Wood effect laminate flooring. Double glazed doors to rear garden. Wide opening from dining area to:

Excellent Kitchen 12' x 8'7" (3.66m x 2.62m) Comprehensively fitted with a quality range of high gloss fronted units comprising inset stainless steel bowl and a half sink with mixer tap, extensive L shaped work surface with cupboard, drawers, integrated **washing machine**, **dishwasher** and **wine cooler** beneath. Built-in brushed steel **electric oven**, **4 ring gas hob** and extractor hood over. Range of wall cupboards one housing eye level microwave. Integrated tall **fridge** and **freezer**, adjacent tall larder/storage cupboard. Worktop and kick board lighting. Double glazed window. Ceiling downlighters. Part tiled walls. Wood effect laminate flooring.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built-in airing cupboard housing Glow-worm gas combination boiler and slatted shelving.

Bedroom 1 9'7" x 9'5" (2.92m x 2.87m) One wall fitted with excellent range of wardrobes incorporating hanging rails and shelving with floor-to ceiling sliding doors, central door mirrored. Double glazed window. Radiator.

Bedroom 2 11'1" x 9'6" (3.38m x 2.90m) Double glazed window. Radiator.

Bedroom 3 8'5" x 7'11" (2.57m x 2.41m) Built-in storage cupboard over stairwell. Double glazed window. Radiator.

Bath/Shower Room White suite comprising bath with mixer tap and shower attachment, glazed shower cubicle with overhead and hand held fitments, basin with single lever mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

OUTSIDE

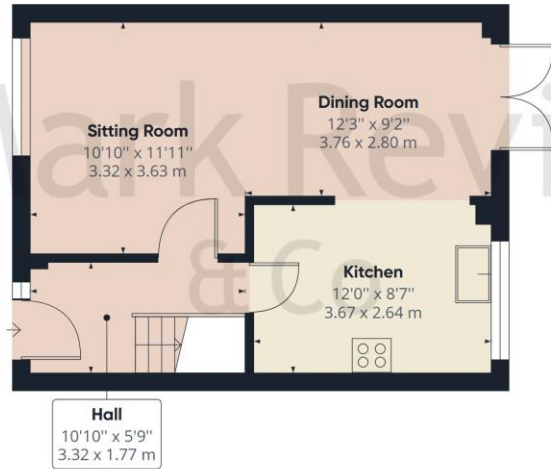
Parking at Rear Right to park space £12 per calendar month.

Front Garden Lawn with raised semi circular bed, clipped evergreen and laurel hedge, entrance path.

West Facing Rear Garden Paved with **timber shed**, raised corner shrub bed with red brick retaining wall and planted with hebes, lavender etc. Outside light and power points. Rear access gate to parking area. The garden is fully enclosed by close boarded fencing offering shelter and seclusion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(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	

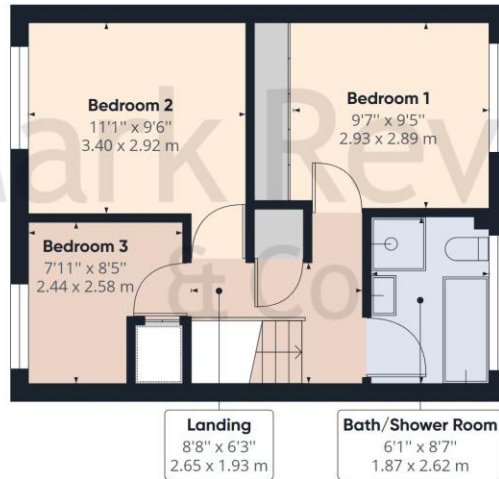


Ground Floor

Approximate total area⁽¹⁾

805.00 ft²

74.79 m²



Floor 1

(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.

GIRAFFE 360

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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