



94 Bentswood Road
Haywards Heath, West Sussex. RH16 3PR

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£330,000

This traditionally built semi detached house constructed in the 1930's offers bright and well proportioned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The house incorporates 3 good size bedrooms, sitting room with wide opening to a living/dining room, well fitted kitchen, useful utility room and a downstairs bathroom. There is a car port approached by a private drive and hardstanding space offering parking for 3 vehicles and the most attractive rear garden extends to about 80 feet in length and enjoys a favoured westerly aspect.

Situated in this established location lying immediately off New England Road close to local shops and several well regarded schools catering for all age groups. The town centre is close at hand offering a wide range of shops and an array of restaurants as is the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore and is located about 5 miles west of the A23 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 14.7 miles to the south.

GROUND FLOOR

Fully Enclosed Entrance Porch Double glazed door, double glazed on two sides. Attractive part glazed hardwood panelled front door to:

Sitting Room 14'10" x 10'7" (4.52m x 3.23m) Understairs cupboard. Telephone point. TV aerial point. Double glazed window. Radiator. Wide opening to:

Living/Dining Room 11' x 10'7" (3.35m x 3.23m) Fitted gas fire with back boiler.

Kitchen 10'5" x 6'4" (3.18m x 1.93m) Well fitted with attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent extensive work surfaces and upstands, cupboards, drawers, storage and appliance space under with plumbing for dishwasher. Built-in Bosch **electric oven**, fitted Samsung **4 ring halogen hob** with extractor hood over, flanked by a range of wall cupboards, further wall cupboards. 2 double glazed windows. Part tiled walls. Vinyl flooring.

Utility Room 6'7" x 6'3" (2.01m x 1.91m) Fitted worktop, space and plumbing for washing machine and tumble dryer under. Tall storage cupboard, range of high level wall cupboards, further wall cupboards. Double glazed door to rear garden.

Bathroom/WC White suite comprising bath with independent Triton electric shower over. Pedestal basin with single lever mixer tap, deep recess housing close coupled wc. Heated chromium ladder towel warmer/radiator. 2 double glazed windows. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing Hatch with pull down ladder to large floor boarded loft space offering **excellent scope for conversion to create further bedroom** accommodation if desired. Double glazed window.

Bedroom 1 15' x 10' (4.57m x 3.05m) Good size built-in wardrobe/storage cupboard. Double glazed window. Radiator.

Bedroom 2 12'6" x 8'6" (3.81m x 2.59m) into recess. Double glazed window. Radiator.

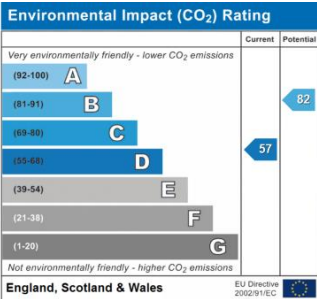
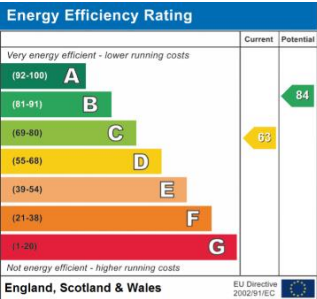
Bedroom 3 9'2" x 8'6" (2.79m x 2.59m) Double glazed window. Radiator.

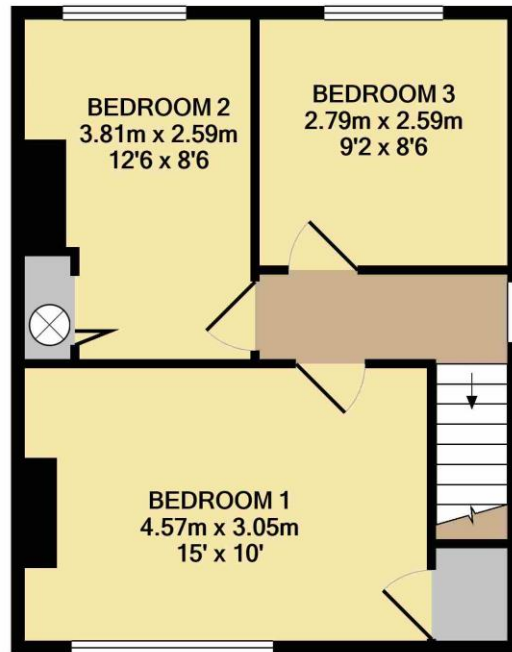
OUTSIDE

Car Port Access to rear garden.

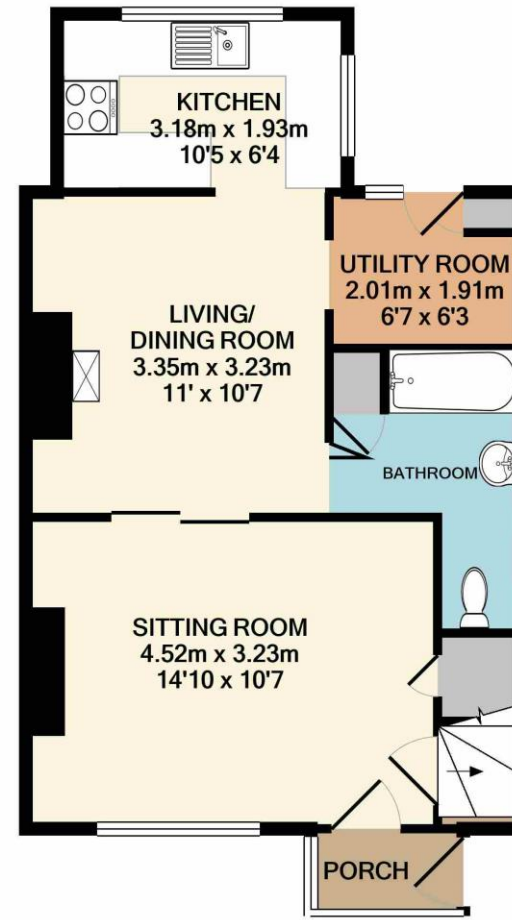
Driveway & Hardstanding Space at the Front Offering parking for 3-4 vehicles. Ornamental boundary wall and clipped hedges, roses and shrubs.

Lovely West Facing Rear Garden About 80 feet (24.38m) in length. Arranged mainly as lawn with paved terrace adjacent to the house, natural stone pathway to one side, fish pond, herbaceous border containing a variety of colourful plants, shrubs and small trees including roses, camellia, fruit trees; apple, cherry and plum. **Greenhouse. Timber shed** leading to a further **block built shed**. The garden is fully enclosed by timber fencing.





1ST FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(389 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 43.8 SQ.M.
(472 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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