



**27 Dellney Avenue**  
Haywards Heath. RH16 3LX



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Guide Price £500,000

This most attractive older style bay fronted semi detached house of character features a delightful 92 foot west facing rear garden and is located in a much favoured established location. The bright and well presented accommodation has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, a refitted bathroom, downstairs cloakroom, fine sitting room with opening to a comprehensively fitted kitchen with dining room complete with appliances and a double glazed conservatory. There is off road block paved parking for 2 vehicles at the front and the lovely rear garden is arranged mainly as lawn with a paved sun terrace, vegetable garden and incorporates a former garage and a solid timber built chalet with light and power, ideally suitable as a home office.

Situated in this sought after convenient location just a short walk to St Wilfrid's Primary School, Princess Royal Hospital and the town centre with its wide range of shops including The Broadway with its array of restaurants. Haywards Heath also offers a modern leisure complex, a Sainsbury's and Waitrose superstore, several parks and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies approximately 5 miles to the west providing a direct route to the motorway network whilst Gatwick Airport is 14.2 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



## GROUND FLOOR

**Entrance Porch** Timber pillar. Quarry tiled step. Newly installed composite front door to:

**Hall** Fitted shoe cupboard with drawer. Under stairs cupboard housing gas meter. Double glazed window. Radiator with decorative cover. Wood effect Karndean flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and basin with single lever mixer tap. Wall light point. Double glazed window. Fully tiled walls. Tiled floor.

**Sitting Room** 11'10" x 11' (3.61m x 3.35m) A fine room with wide square double glazed bay window to front with fitted plantation shutters. Fireplace with stone hearth and timber mantle. Recessed display shelving. TV and Satellite aerial points. Telephone/internet point. Radiator with decorative cover. Wide opening to:

### Excellent Kitchen with Dining Room

**Kitchen** 13'4" x 6'2" (4.06m x 1.88m) Comprehensively fitted with range of high gloss fronted units comprising inset stainless steel sink with mixer tap, cupboards, deep pan drawers and integrated **dishwasher** under. Plumbing for washing machine. Brushed steel extractor hood. Built in brushed steel **electric double oven**, cupboard under and over. Integrated tall **fridge/freezer**. Peninsula unit with matching work surface/breakfast bar, cupboards and drawers under. Wall cupboard housing Baxi gas boiler. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Wood effect Karndean flooring.

**Dining Room** 11'9" x 10'6" (3.58m x 3.20m) Recessed storage cupboards on either side of fireplace with display shelving over. Radiator with decorative cover. Breakfast bar and opening to kitchen. Double glazed sliding door to:

**Double Glazed Conservatory** 10'2" x 9'7" (3.10m x 2.92m) Double glazed ceiling, windows and casement door with fitted sun blinds. Radiator. Wood effect vinyl flooring.

## FIRST FLOOR

**Landing** Hatch to loft space. Double glazed window.

**Bedroom 1** 12' x 9'11" (3.66m x 3.02m) Tall built in wardrobe. Double glazed square bay window to front. Radiator with decorative cover.

**Bedroom 2** 11'9" x 8'11" (3.58m x 2.72m) Built in double wardrobe/storage cupboard, further built in wardrobe. Eye level recess for wall mounted TV with aerial point. Double glazed window. Radiator.

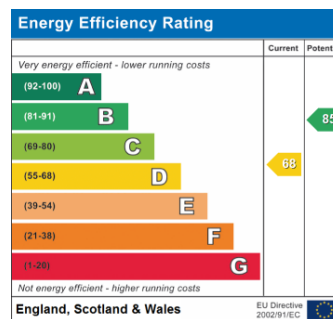
**Bedroom 3** 7'10" x 6'2" (2.39m x 1.88m) Double glazed window. Radiator.

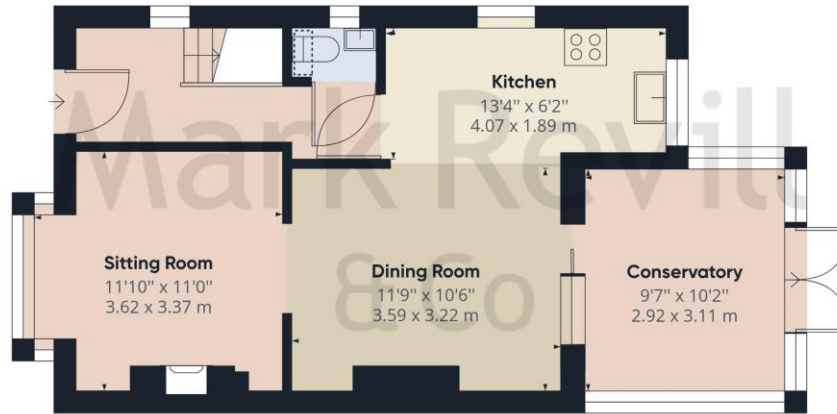
**Refitted Bathroom** White suite comprising shaped bath with independent shower over, wall mounted mixer tap, curved glazed screen, inset basin with single lever mixer tap, wc with concealed cistern. Illuminated wall mirror. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Fully tiled walls. Tiled floor.

## OUTSIDE

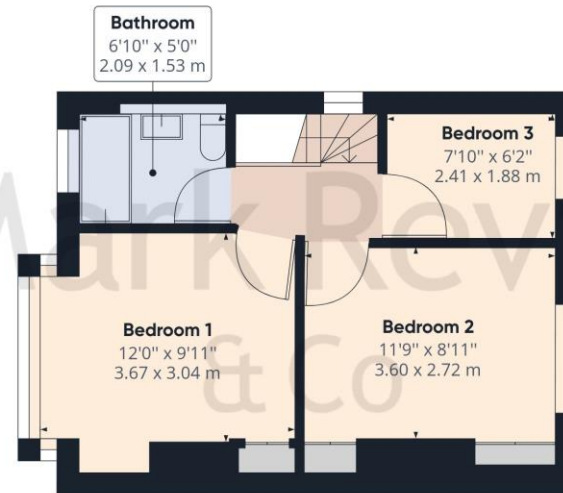
**Off Road Block Paved Parking to the front** Opening to a block paved path and double timber gates to rear garden.

**Lovely Rear Garden** About 92 feet (28 meters) in length. Arranged mainly as level lawn with herbaceous border planted with a variety of colourful flowers and shrubs. Paved terrace adjacent to the house. Timber decking area with adjacent bark filled bed incorporating fish pond. At the far end is a productive vegetable garden with 4 raised plots and **greenhouse**. The garden is fully enclosed with timber and chain link fencing. **Solid timber built chalet/home office** with light and power points. Former detached garage with double doors, light and power points. Water tap.





Ground Floor Building 1



Floor 1 Building 1



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

869.35 ft<sup>2</sup>  
80.77 m<sup>2</sup>

**Reduced headroom**

2.18 ft<sup>2</sup>  
0.20 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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