



34 St Pauls on the Green
Haywards Heath, West Sussex. RH16 3ES

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£415,000

This most attractive semi detached house built and finished to a high standard by Charles Church Homes in 2009 offers bright, spacious and well designed accommodation. This delightful home has the benefit of gas fired central heating and double glazing and incorporates 3/4 bedrooms including a large top floor main bedroom with en suite shower room plus bathroom, there is a good size living room and a comprehensively fitted kitchen/diner complete with appliances. There is a garage to the rear with parking and the attractive fully enclosed rear garden is arranged with a paved terrace and level lawn.

Situated in this much sought after small development with a central communal green just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and to the town centre with its wide range of shops and The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups whilst the Dolphin Leisure complex, a Waitrose & Sainsbury's superstore are all close at hand. The picturesque village of Lindfield is also close by and the A23 lies 5.5 miles to the west



providing a direct route to the motorway network, Gatwick Airport is 13.6 miles to the north and the cosmopolitan city of Brighton and the coast is approximately 15 miles distant. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Porch Double glazed composite front door to:

Hall Useful understairs recess. Radiator. Wood effect laminate flooring. Stairs to first floor.

Cloakroom Close coupled wc corner pedestal basin with single lever mixer tap, tiled splashback. Double glazed window. Radiator. Vinyl flooring.

Living Room 16'1" x 11'6" (4.90m x 3.51m) TV aerial point. Radiator. Double glazed window. Wood effect laminate flooring. Double glazed casement doors to rear garden.

Kitchen/Diner 16'9" into bay x 9'3" (5.11m x 2.82m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work surface and upstand, cupboards, drawers, AEG **washer/dryer** and AEG **dishwasher** beneath. Fitted Electrolux brushed steel **4 ring gas hob**, brushed steel splashback and extractor hood over. Integral tall **fridge** and **freezer**. Built-in Electrolux brushed steel **electric double oven**, cupboard under and over. Wall cupboards and glazed cabinets, pelmet with downlighting. Worktop lighting. Double glazed bay window to front. Radiator. Vinyl flooring.

FIRST FLOOR

Landing Airing cupboard housing Worcester gas boiler and hot water cylinder.

Bedroom 2 12'5" x 9'4" (3.78m x 2.84m) Double glazed window. Radiator.

Bedroom 3 13'3" into recess x 9'4" (4.04m x 2.84m) Double glazed window. Radiator.

Bedroom 4/Study 7'1" x 6'6" (2.16m x 1.98m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, glazed shower screen, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Heated ladder towel warmer/radiator. Part tiled walls. Vinyl flooring.

TOP FLOOR

Landing Radiator.

Bedroom 1 20'9" x 10'4" (6.32m x 3.15m) *maximum*. Built-in double wardrobe. Hatch to loft space. Double glazed window and velux window. 2 radiators.

En Suite Shower Room Fully tiled glazed shower, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Heated ladder towel warmer/radiator. Double glazed window. Part tiled walls. Vinyl flooring.

OUTSIDE

Garage Located at the rear with up and over door. **Adjacent parking space.**

Front Garden Lawn and flower border. Paved path.

Attractive Rear Garden About 34 feet in length. Arranged with paved terrace and level lawn with stone filled seating area, raised flower and shrub borders with timber retaining walls. The garden is fully enclosed by timber fencing with brick pillars and incorporates a rear access gate.



Floor Plan & EPC

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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