



121 Priory Way
Haywards Heath, West Sussex. RH16 3NS



Mark Revill & Co

121 Priory Way Haywards Heath, West Sussex. RH16 3NS

£310,000

This attractive terraced house offers bright, spacious and well planned accommodation having the benefit of gas fired central heating, double glazed replacement windows throughout and uPVC soffits and fascias for ease of maintenance. The house incorporates 3 bedrooms, a shower room, good size sitting room with opening to separate dining room, well fitted kitchen complete with appliances and a double glazed conservatory. There is a garage in a nearby block, the front garden is about 30 feet long and the easily managed paved rear garden extends to about 24 feet in length and enjoys a favoured southerly aspect.

Situated in this much favoured location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore and several parks and is located about 5 miles east of the A23 providing a direct



route to the motorway network. Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles distant, whilst the South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Entrance Hall uPVC double glazed replacement front door and double glazed side screens. Built-in coats/storage cupboard housing gas and electric meters. Radiator. Wood laminate flooring.

Sitting Room 14'6" x 13'4" (4.42m x 4.06m) Attractive composite contemporary stone fireplace and hearth with fitted electric fire. TV aerial point. 2 double glazed windows. Wood laminate floor. Opening to:

Dining Room 9' x 8'9" (2.74m x 2.67m) Double glazed window. Radiator. Wood laminate floor.

Kitchen 8'10" x 8'9" (2.69m x 2.67m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink, adjacent work surfaces, cupboards, drawers and appliance space under. **Washing machine** and **dishwasher**. Fitted **4 ring gas hob** with extractor hood over. Built-in brushed steel **electric oven**, cupboard under and over. Range of wall cupboards. Tall **fridge/freezer**. Telephone point. Double glazed window. Radiator. Part tiled walls. Tiled floor. Double glazed door to conservatory.

Conservatory 11'2" x 7'7" (3.40m x 2.31m) Double glazed on three sides with fitted vertical blinds, polycarbonate ceiling with fitted blind. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Built-in airing cupboard housing Worcester combination boiler. Hatch to loft space.

Bedroom 1 11'5" x 10'10" (3.48m x 3.30m) Fitted with range of furniture comprising double bed recess flanked by bedside cupboard and corner shelf unit, wardrobes and range of high level cupboards over. Further built-in double wardrobe. Fitted dressing table unit. Double glazed window. Radiator.

Bedroom 2 11' x 9' (3.35m x 2.74m) Double bed recess, high level cupboards over flanked by wardrobes, fitted dressing table with shelved corner unit, further built-in wardrobe. Fitted chest of drawers. Double glazed window. Radiator.

Bedroom 3 6'8" x 6'8" (2.03m x 2.03m) Deep built-in wardrobe/cupboard. Fitted chest of drawers. Double glazed window. Radiator.

Shower Room Fully tiled walls. Glazed shower cubicle with electric fitment, pedestal basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Vinyl flooring.

OUTSIDE

Garage In nearby block with up and over door.

Front Garden About 30 feet (9.14m) in length. Laid to lawn with entrance path.

South Facing Rear Garden About 24 feet (7.32m) in length. Easily managed, paved. Water tap. Fully enclosed by close boarded fencing with rear 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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com



Mark Revill & Co