



60 Boston Road
Haywards Heath, West Sussex. RH16 3PX



Mark Revill & Co

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West Sussex. RH16 3PX

£340,000

This exceptional recently built terraced house constructed and finished to an extremely high specification by Greenplan Designer Homes offers a bright, stylish and contemporary interior. This beautifully presented home has the benefit of gas fired central heating and double glazing and incorporates 3 double bedrooms, luxury en suite shower room to the main bedroom plus a superb bathroom (both with Vado soft touch taps), a spacious living room with double glazed doors to the garden, downstairs cloakroom and a bespoke comprehensively fitted German kitchen complete with Smeg appliances, there is off road parking to the front for one vehicle and the attractive rear garden incorporates raised timber decking with steps to a level lawn, fully enclosed by close boarded fencing.

Situated in this popular established location close to a parade of shops and within a short walking distance to several well regarded schools. Also within walking distance is the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45



minutes). The town also offers a modern leisure centre, several parks, a Waitrose and Sainsbury's superstore whilst the A23 lies about 6 miles to the west providing a direct route to the motorway network. Gatwick airport is approximately 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR

Entrance Porch Tiled roof. Attractive front door to:

Hall Radiator. Ceiling downlighters. Wood effect laminate flooring. Stairs with glass balustrade to first floor.

Cloakroom White suite comprising wc with concealed cistern, basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls, large format floor tiling.

Living Room 16'9" x 12'4" (5.11m x 3.76m) A splendid room with double glazed casement doors flanked by double glazed windows to rear decking and garden. Good size understairs storage cupboard. Media plate for TV/FM and internet. 2 radiators. Wood effect laminate flooring.

Superb Kitchen/Breakfast Room 10'7" x 8'4" (3.23m x 2.54m) Comprehensively fitted with a quality range of 'Pino by Alno' German units with laminate work surfaces and upstands complete with Smeg appliances comprising inset stainless steel square sink, drainer and single lever mixer tap, extensive L shaped work top, cupboards, drawers, integrated **dishwasher** and **washer/dryer** beneath. Built in **electric double oven**, brushed steel **5 ring gas hob**, glass splashback and brushed steel extractor hood over. Wall cupboards, cupboard housing Potterton gas boiler. Integrated tall **fridge and freezer**. Further wall cupboard unit. Radiator. Ceiling downlighters. Large format porcelain floor tiles.

FIRST FLOOR

Landing Good size built in airing cupboard housing Warm flow sealed hot water cylinder. Light and slatted shelving. Radiator.

Bedroom 2 13'4" narrowing to 10'6" (3.20m) x 12'3" (4.06m x 3.73m) Large built in double wardrobe with floor to ceiling sliding mirror doors. TV aerial point. Radiator.

Bedroom 3 12'3" x 10'7" (3.73m x 3.23m) Large built in double wardrobe with floor to ceiling sliding mirror doors. TV aerial point. Radiator.

Luxury Bathroom with Shower White suite comprising bath with centrally mounted mixer tap, retractable shower fitment, fully tiled glazed walk in shower, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Shaver point. Large wall mirror. Extractor fan. Ceiling downlighters. Large format wall and floor tiles.

TOP FLOOR

Bedroom 1 16'3" plus wardrobe recess x 8'5" (4.95m x 2.57m) Walk in wardrobe/storage cupboard. Further built in wardrobe. Deep recess ideal for TV with aerial point. Door to eaves storage space. Velux window. 2 radiators.

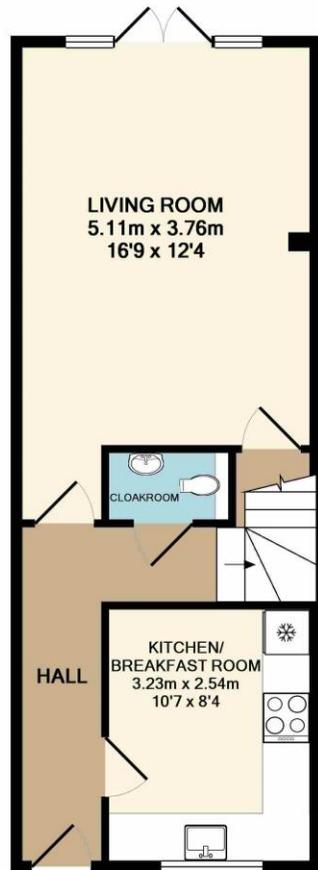
En Suite Shower Room White suite comprising fully tiled shower with glazed door, basin with single lever mixer tap, drawer beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Velux window. Large format wall and floor tiles.

OUTSIDE

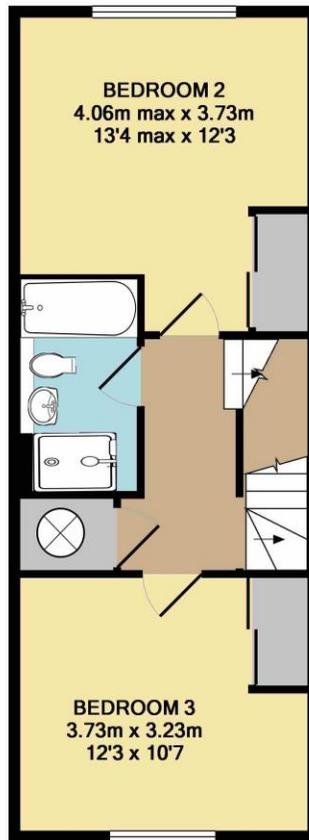
Block Paved Parking Space At The Front Flanked by post and rail fencing.

Attractive Rear Garden About 35ft in length. Arranged with raised timber decking with glass balustrade. Steps to a level well tended lawn with paved path on two sides. **Timber shed**. Outside sensor lighting. The garden is fully enclosed by close boarded fencing.

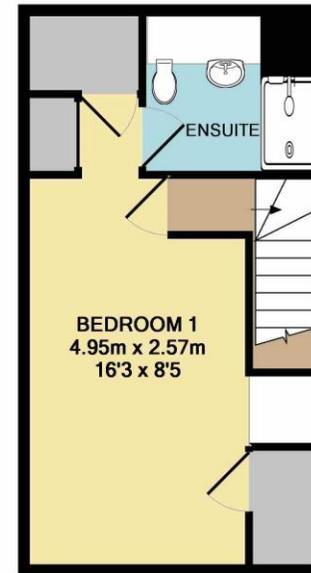




GROUND FLOOR



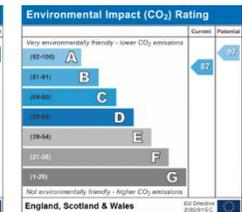
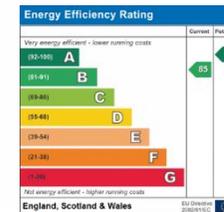
1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 109.9 SQ.M. (1183 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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