



8 Selby Court
Haywards Heath, West Sussex. RH16 4PQ

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£315,000

This excellent terraced bungalow offers bright, spacious and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This delightful home incorporates 2 bedrooms, a shower room, a good size west facing living room and a well fitted kitchen complete with oven, hob and fridge/freezer. There is off road parking to the front for one vehicle and the most attractive secluded rear garden is hard landscaped for easy maintenance.

Selby Court is a quiet cul-de-sac lying immediately off Ashenground Road in this much favoured central location, just a short walk to the town centre with its wide range of shops including Marks and Spencer, the Post Office, several coffee shops and to The Broadway with its array of restaurants. Victoria Park with its tennis courts is close at hand and Haywards Heath mainline railway station, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores and are all within easy reach. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.



Entrance Lobby Approached by replacement uPVC double glazed front door. Eye level cupboard. Radiator. Port hole window. Glazed panelled door to:

Living Room 17'3" (5.26m) narrowing to 15'3" x 12'9" (4.65m x 3.89m) Enjoying a favoured westerly aspect. Attractive fireplace with contemporary brushed steel pebble effect electric fire. TV aerial point. 2 wall light points. 2 radiators.

Kitchen 10'1" x 7'4" (3.07m x 2.24m) Fitted with an attractive range of timber moulded fronted units comprising inset stainless steel bowl and a half sink with single lever mixer tap, adjacent work surfaces, cupboards, drawers, wine rack and appliance space beneath. Plumbing for washing machine. Built-in **electric oven**. **4 ring gas hob** and extractor hood over. Good range of wall cupboards including display unit. Integrated tall **fridge/freezer**. Further wall cupboard. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

Inner Hall Good size built-in airing/storage cupboard housing wall mounted gas boiler and slatted shelving.

Bedroom 1 11'2" x 9'10" (3.40m x 3.00m) Built-in double wardrobe with bi-fold panelled doors. Double glazed window. Radiator.

Bedroom 2 10'3" x 8'1" (3.12m x 2.46m) Radiator. Double glazed casement doors to rear garden.

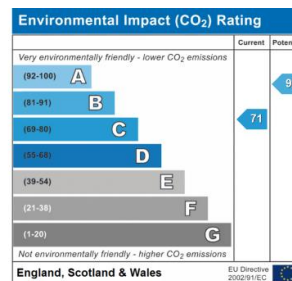
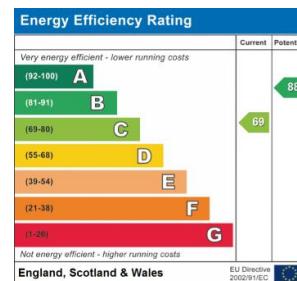
Shower Room Fully tiled shower cubicle with Grohe thermostatic fitment, close coupled wc and pedestal basin. Wall cupboard with mirror doors. Shaver point. Extractor fan. Radiator. Part tiled walls. Vinyl flooring.

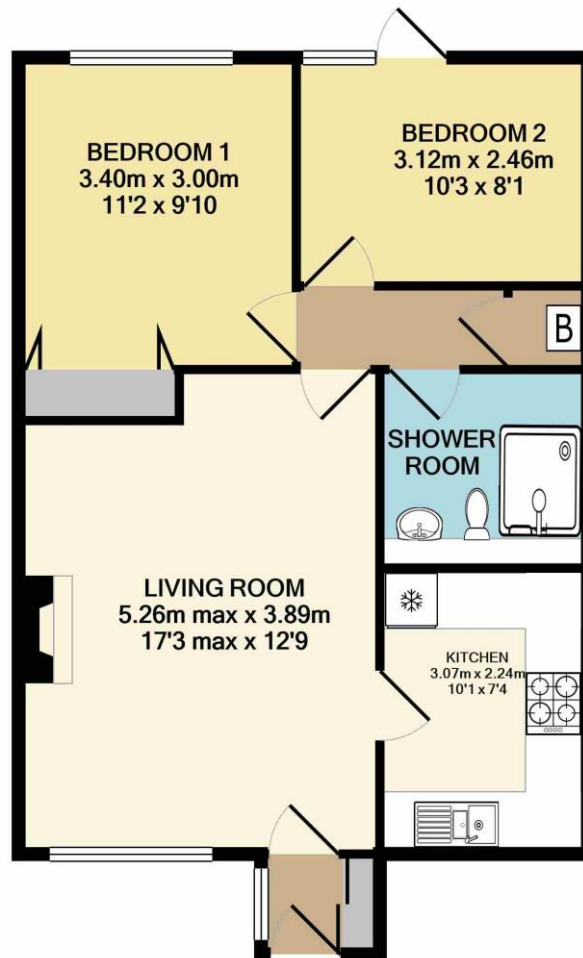
OUTSIDE

Off Road Parking to the Front Block paved.

Front Garden Stone filled seating area with raised beds planted with a variety of colourful flowers and shrubs including hydrangeas. Dustbin area. **Outside store**.

Attractive Rear Garden About 20 feet (6.10m) x 20 feet (6.10m). Hard landscaped for easy management. Arranged with paved corner terrace and gravel filled area with central paved motif, raised border with stone retaining wall containing a variety of established shrubs including fuchsias, rhododendrons, lavender, roses etc., further flower bed. Outside water tap and light. The garden is fully enclosed with timber fencing and screening of conifers to the rear boundary.





TOTAL APPROX. FLOOR AREA 54.0 SQ.M. (581 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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