



10 Selby Court
Haywards Heath, RH16 4PQ



Mark Revill & Co

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£395,000

This excellent semi detached bungalow offers bright, spacious and well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This delightful home incorporates 2 bedrooms, a bathroom with white suite, a good size west facing living room, a glazed garden room and a well fitted kitchen complete with appliances. There is an attached garage approached by a private block paved drive offering parking for 2 vehicles and the attractive fully enclosed south east facing rear garden is hard landscaped for easy maintenance.

Selby Court is a quiet cul-de-sac lying immediately off Ashenground Road in this 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 is close at hand and the mainline railway station, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores 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 Hall Double glazed replacement panelled front door. High level shelf and trip switches. Port hole window. Radiator. Glazed panelled door to:

Sitting/Dining Room 17'3" x 12'7" (5.26m x 3.84m) Electric fire with shelved wooded surround, adjacent gas point. TV aerial point. 2 wall light points. Double glazed window. 2 radiators.

Kitchen 10'2" x 7'3" (3.10m x 2.21m) Well fitted with range of natural timber fronted units comprising inset stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers, wine rack and appliance spaces under. Built-in **electric oven** with **4 ring halogen hob** and extractor hood over. Integrated tall **fridge** and **freezer**. Good range of wall cupboards including open display unit. Worktop lighting. Central heating and hot water time control. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

Inner Hall Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Hatch to loft space.

Bedroom 1 11'2" x 9'8" (3.40m x 2.95m) Built-in double wardrobe with hanging rail and shelving, bi-fold panelled doors. Double glazed window. Radiator.

Bedroom 2 10'2" x 7'11" (3.10m x 2.41m) Radiator. Glazed door to:

Glazed Garden Room 10'1" x 8' (3.07m x 2.44m) Sliding door to garden.

Bathroom White suite comprising bath with mixer tap and shower attachment, independent shower over, glazed shower screen, close coupled wc, pedestal basin with single lever mixer tap. Extractor fan. Shaver point. Wall mirror. Radiator. Fully tiled walls. Vinyl flooring.

OUTSIDE

Attached Garage 17'3" x 8'1" (5.26m x 2.46m) Up and over door. Light and power points. Wall mounted Worcester gas boiler. Wall cupboard. Shelving. Eaves storage space. Half glazed side door.

Own Drive Block paved. Offering parking for 2 vehicles.

Front Garden Paved with herbaceous beds planted with heather, geranium, fuchsia, etc. **Integral store**. Water tap.

Easily Managed South East Facing Rear Garden Paved with stone filled beds, herbaceous bed planted with a variety of shrubs including evergreens, fuchsia, buddleia and clematis. Water tap. **Timber shed**. The garden is fully enclosed with timber fencing. Gate to side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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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