



22 Larch Way  
Haywards Heath, West Sussex. RH16 3TY

■ ■ ■ Mark Revill & Co



## 22 Larch Way

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**Guide Price £250,000**

This most attractive end of terrace modern house ideal for a first time buyer has the benefit of a garage and a private hard landscaped garden. This excellent home has the benefit of gas central heating and double glazed replacement windows throughout and incorporates a double aspect sitting room with double glazed doors to the garden, a well fitted kitchen complete with appliances, double bedroom and a modern bathroom. The garage is located close by and the most attractive fully enclosed garden is mainly paved with timber decked and stone filled beds containing a variety of plants including palms.

Situated towards the end of a cul-de-sac in this favoured location just a short walk to a Tesco Express, chemist, doctor's surgery and the well regarded Northlands Wood Primary School. Princess Royal Hospital is close by and the town centre is within easy reach offering a wide range of shops, an array of restaurants, a modern leisure complex, Sainsbury's and Waitrose superstores and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the





west via the recently opened bypass whilst Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Lobby** Attractive uPVC double glazed replacement front door. Ample coat hanging space. Part glazed panelled door to:

**Living Room** 14' x 9'4" (4.27m x 2.84m) Double aspect with double glazed casement doors to rear garden. Serving opening to kitchen. Radiator.

**Kitchen** 10'7" x 5'10" (3.23m x 1.78m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space with plumbing for washing machine under. Fitted brushed steel **4 ring gas hob** with extractor hood over flanked by wall cupboards. Built-in **electric oven**, cupboard under and over. Space for upright fridge/freezer. Useful understairs cupboard. Radiator. Part tiled walls. Tiled floor.

## FIRST FLOOR

**Landing** Built-in slatted shelved airing cupboard housing pre-insulated hot water tank. Hatch to loft space.

**Bedroom 1** 13'10" into wardrobe recess x 9'7" (4.22m x 2.92m) Range of fitted wardrobes incorporating hanging rails and shelving. Built-in shelved storage cupboard. Double glazed window. Radiator.

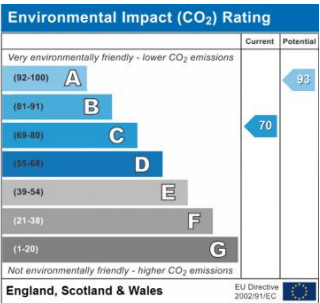
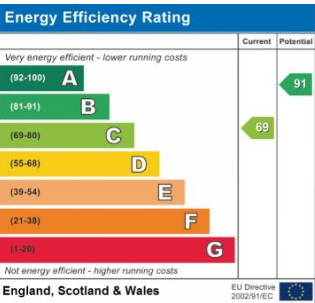
**Bathroom** White suite comprising bath, mixer tap and shower attachment, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Part tiled walls. Tiled floor.

## OUTSIDE

**Garage** Up and over door.

**Front Garden** Neatly laid to lawn with stone filled border, clipped hedge to front boundary. Outside shelved storage cupboard.

**Attractive Rear Garden** Hard landscaped, mainly paved with timber decking, stone filled beds containing a variety of plants, shrubs and small trees including bamboo, palms and specimen grasses. The garden is fully enclosed with close boarded timber fencing with gate to front.



# Floor Plan

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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