



## 16 Sheppeys

Haywards Heath, West Sussex. RH16 4NZ



Mark Revill & Co

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£335,000

This attractive traditionally built semi-detached house offers bright and extremely well presented accommodation having the benefit of electric programmable central heating and double glazed replacement windows throughout. This delightful home incorporates 3 bedrooms, a modern bathroom, separate wc, fine sitting room enjoying an outlook over the rear garden, separate dining room and a well fitted kitchen complete with oven and hob. There is a garage approached by a shared drive with potential to create off road parking to the front if desired and the most attractive rear garden extends to about 57 feet in length enjoys a favoured westerly aspect and is arranged mainly as level lawn with a paved sun terrace adjacent to the house.

Situated in this popular established location close to Ashenground Wood and to Victoria Park with its tennis courts and just a short walk to the town centre with its wide range of shops including 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 Sainsburys superstore and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast are a similar distance to the south whilst the South Down National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Double glazed replacement front door to:

**Hall** Understairs cupboard. Telephone point. Radiator. Stairs to first floor.

**Dining Room** 13'2" x 10' (4.01m x 3.05m) Double glazed window. Radiator.

**Sitting Room** 12' x 11' (3.66m x 3.35m) plus door recess. Most attractive red brick open fireplace flanked by display plinths, fitted live flame coal effect gas fire. Radiator. Double glazed sliding door to rear garden.

**Excellent Kitchen** 8'3" x 8' (2.51m x 2.44m) Comprehensively fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine under. Built in Baumatic brushed steel **electric oven**, matching **4 ring electric hob** and extractor hood over flanked by wall cupboards. Space for upright fridge/freezer. Further wall cupboard. Understairs tall shelved larder/storage cupboard. Double glazed window. Part tiled walls. Tiled effect vinyl flooring. Double glazed door to outside.

## FIRST FLOOR

**Landing** Built in wardrobe/storage cupboard. Hatch to part floor boarded loft space. Double glazed window. Radiator.

**Bedroom 1** 12' x 11' max (3.66m x 3.35m) Built in slatted shelved airing cupboard housing insulated hot water cylinder. Double glazed window. Radiator.

**Bedroom 2** 10'11" x 10' plus door recess (3.33m x 3.05m) Telephone point. Double glazed window. Radiator.

**Bedroom 3** 8'2" x 8'2" max (2.49m x 2.49m) including plinth over stair well. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent electric Triton shower over, glazed shower screen, basin with single lever mixer tap, cupboard beneath. Heated ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

**Separate WC** Matching suite with concealed cistern, shelf over. Double glazed window. Tiled floor.

## OUTSIDE

**Garage** 16'1" x 8'4" (4.90m x 2.54m) Up and over door. Side door. Shared Drive.

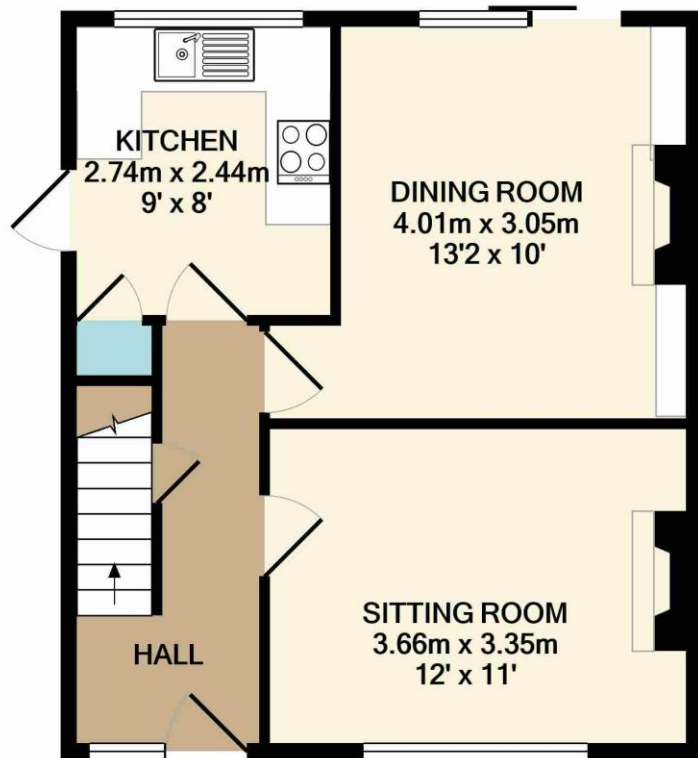
**Front Garden** Neatly laid to lawn with flower/shrub borders.

**Attractive West Facing Rear Garden** About 57 feet (17.37m) in length. Arranged mainly as level lawn with colourful well stocked flower borders planted with a variety of roses, lilac and fuchsia. Paved sun terrace adjacent to the house with water tap. **Timber shed**. The garden is fully enclosed with timber fencing and a screening of mature trees on the rear boundary.

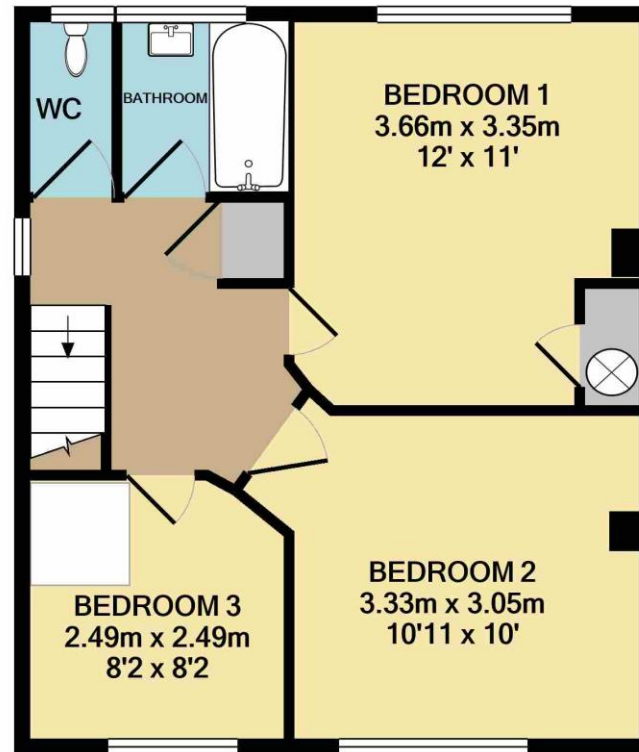


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	29
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		80	32
England, Scotland & Wales			



GROUND FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)

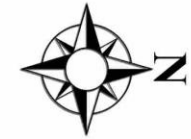


1ST FLOOR  
APPROX. FLOOR  
AREA 39.2 SQ.M.  
(422 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.7 SQ.M. (848 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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