



30 Pembury Close
Haywards Heath, West Sussex. RH16 3RZ

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£425,000

This attractive semi detached house has been extended to the ground floor to create a separate home office or guest bedroom and occupies a prominent corner position with gardens arranged on three sides. The property has the benefit of gas fired central heating, double glazed replacement windows throughout and solar panels supplying electricity to the feed-in tariff. The bright, spacious and versatile accommodation incorporates 3 first floor double bedrooms, bathroom, a 22 foot sitting and dining room, a ground floor home office/guest bedroom with cloakroom and utility room. There is a detached brick built garage and workshop to the rear plus car port and the most attractive gardens are arranged on three sides with a two tier garden to the rear with a raised paved and partially covered sun terrace with lawn, fish pond and greenhouse.

Situated on the corner with Beech Hill in this much favoured location just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline 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 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 is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Hall Double glazed front door. Good size coats/storage cupboard. Double glazed window. Radiator.

Sitting and Dining Room 22' x 13'3" (6.71m x 4.04m) *narrowing to 9'7" (2.92m)* Double aspect. TV aerial point. Telephone point. Double glazed window. 2 radiators (one with decorative cover). Stairs to first floor. Double glazed sliding doors to rear sun terrace and garden.

Home Office/Bedroom 4 13'3" x 10'8" (4.04m x 3.25m) Double aspect. TV aerial point. 2 double glazed windows. Wood effect laminate flooring. Ceiling downlighters.

Kitchen 10'5" x 9'8" (3.18m x 2.95m) Inset composite bowl and a half sink with mixer tap, set in long work surface, cupboards, drawers and shelving beneath. Built-in New World **electric double oven, 5 ring gas hob** and extractor hood over. Wall cupboard. Further wall cupboard housing Potterton gas boiler. Matching worktop, cupboard and appliance space under. Range of wall cupboards. Double glazed window. Radiator. Wood effect laminate flooring. Glazed panelled door to:

Rear Lobby Radiator. Double Glazed door to rear garden.

Utility Room 6'4" x 4'8" (1.93m x 1.42m) Inset stainless steel bowl with mixer tap, adjacent L shaped worktop, cupboards and appliance space with plumbing for washing machine and vent for tumble dryer under. Range of wall cupboards. Double glazed window. Radiator. Wood effect laminate flooring.

Cloakroom Fully tiled walls. Low level wc, basin. Radiator. Wood effect laminate flooring.

FIRST FLOOR

Landing Double glazed window.

Bedroom 1 12'9" x 10'2" (3.89m x 3.10m) Enjoying an outlook over the rear garden and with distant views. Fitted furniture comprising double and 2 single wardrobes, adjacent chest of drawers and dressing table unit. Double glazed window. Radiator.

Bedroom 2 10'1" x 8'10" (3.07m x 2.69m) Double glazed window. Radiator.

Bedroom 3 9'10" x 9'9" (3.00m x 2.97m) Enjoying open outlook. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, glass screen, low level wc, pedestal basin. Built-in airing cupboard housing pre-insulated hot water tank and slatted shelving. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

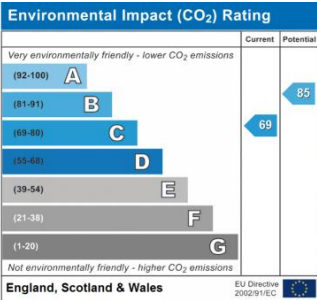
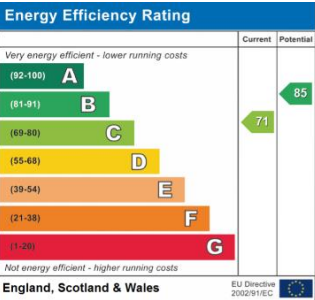
OUTSIDE

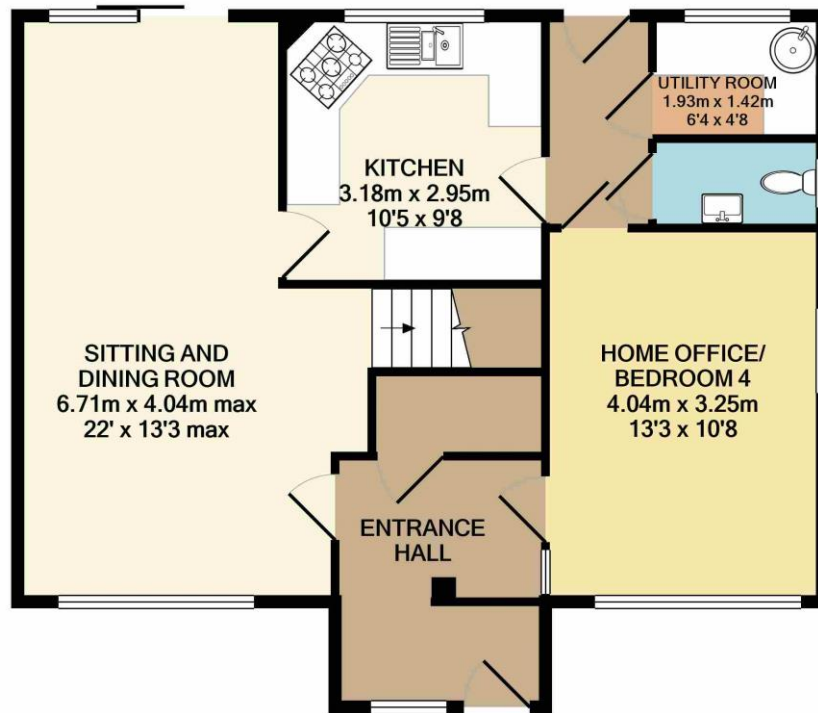
Brick Built Detached Garage and Workshop 23'5" x 8' (7.14m x 2.44m) *maximum widening to 11'7" (3.53m)*. Remote controlled up and over door. Light and power points

Car Port

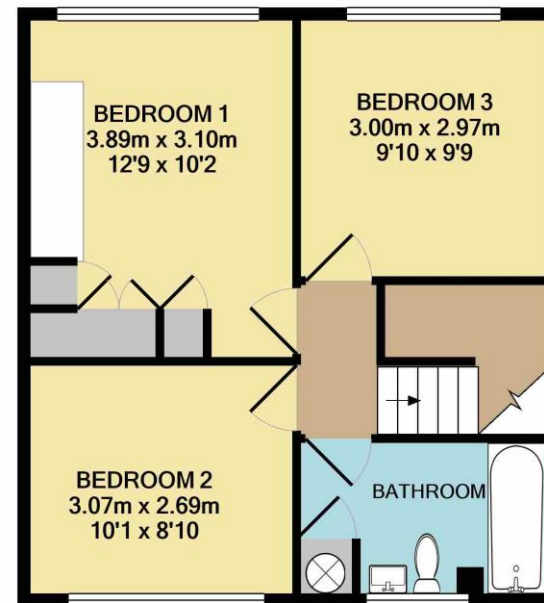
Front and Side Garden Laid to lawn interspersed with a variety of established shrubs and small trees with entrance path. Area to the side neatly laid to lawn with colourful flower border, central rock garden and raised shrub bed.

Attractive Rear Garden Arranged on two tiers with partially covered raised paved sun terrace extending the width of the house with ornamental wall, brick pillars and timber frame clad with climbing geranium. Steps to a level lawn with large adjacent fish pond enclosed by brick flower planters and deep herbaceous bed, raised border planted with palm and specimen fern. Trellis fence at the far end with steps to a concrete area with timber framed **greenhouse** and door to garage/workshop. The garden is fully enclosed by close boarded fencing.





GROUND FLOOR
APPROX. FLOOR
AREA 64.1 SQ.M.
(690 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.3 SQ.M.
(434 SQ.FT.)

TOTAL APPROX. FLOOR AREA 104.4 SQ.M. (1124 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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