



5 Penn Crescent
Haywards Heath, West Sussex. RH16 3HW

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£285,000

This attractive traditionally built semi detached bungalow offers spacious and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The bungalow is in need of modernisation and redecoration and incorporates 2 double bedrooms, bathroom, sitting room and a good size kitchen/breakfast room. There is off road parking to the front and the attractive west facing rear garden extends to about 38 feet in length x 35 feet in width arranged with a paved terrace and level lawn.

Situated in this popular established location within walking distance of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 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 is a similar distance to south.



Recessed Porch uPVC double glazed replacement front door to:

Hall Hatch to loft space. Radiator.

Living Room 12' x 10'9" (3.66m x 3.28m) Telephone point. TV aerial point. Double glazed window. Radiator.

Kitchen/Breakfast Room 11' x 8'7" (3.35m x 2.62m) Inset composite bowl and a half sink with mixer tap, adjacent work surface, cupboards and drawers and plumbing for washing machine under. Built-in **electric oven**, **4 ring electric hob** and concealed extra hood over flanked by wall cupboards. Further wall cupboard. Space for upright fridge/freezer. Built-in airing cupboard housing pre-insulated hot water tank. Arched recess with open shelving and wall mounted gas boiler. Double glazed window. Radiator. uPVC double glazed replacement door to outside.

Bedroom 1 11'4" x 10'5" (3.45m x 3.18m) Double glazed bay window with deep sill. Radiator. Picture rail.

Bedroom 2 9'5" x 8'2" (2.87m x 2.49m) Double glazed window. Radiator.

Bathroom Suite comprising step in bath with mixer tap and independent shower over, basin with cupboard under, close coupled wc. Extractor fan. Double glazed window. Radiator. Part tiled walls. Timber clad dado. Vinyl flooring.

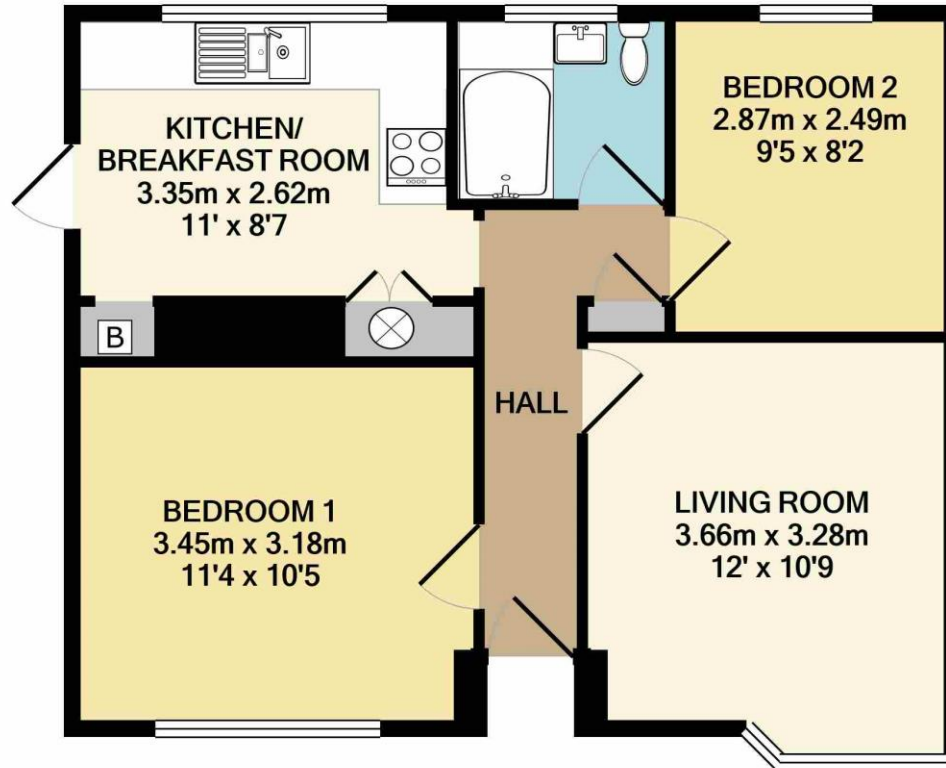
OUTSIDE

Off Road Parking Approached by a pair of five-bar gates.

Front Garden Paved with brick retaining walls and deep herbaceous beds. Paved side access to:

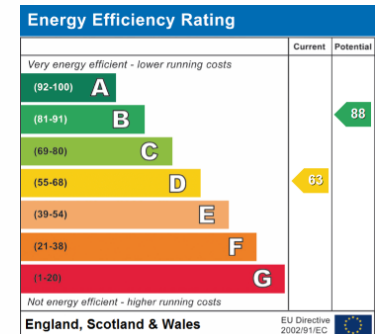
Attractive West Facing Rear Garden 6'3" x 6'6" (1.91m x 1.98m) About 38 feet (11.58m) in length x 35 feet (10.67m) in width. Arranged with a wide paved sun terrace with **brick built store** and **shed** 6'6" (1.98m) x 6'3" (1.91m) with light point. Level lawns with mature herbaceous borders. Outside light and water tap. The garden is fully enclosed by close boarded fencing.





TOTAL APPROX. FLOOR AREA 48.6 SQ.M. (523 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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