



**24 Boston Road**  
Haywards Heath, RH16 3PX



**Mark Revill & Co**

## 24 Boston Road Haywards Heath, RH16 3PX

£325,000

This bright, spacious and well presented end of terrace house occupies a good size corner plot offering excellent scope for an extension to the side, subject to obtaining the usual planning consents. The property has the benefit of gas central heating and double glazing and comprises: 3 bedrooms, refitted bathroom, good size living room and a comprehensively fitted kitchen/dining room complete with appliances. There is off road tandem parking to the front for 2 vehicles and the triangular shaped rear garden enjoys a favoured south westerly aspect extending to a maximum of 112 feet in width x 36 feet in depth arranged mainly as lawn, all fully enclosed by timber fencing and hedging.

Situated in this popular established location close to a local parade of shops and within a short walk to several well regarded schools catering for all age groups. Haywards Heath town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, several parks, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the



motorway network, Gatwick Airport is 14 miles to the north, the cosmopolitan city of Brighton and the coast is 15.3 miles to the south whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Hall** Attractive composite front door. Electric meter cupboard. Trip switches. Double glazed window. Radiator with shelf over. Wood effect laminate flooring. Stairs to first floor.

**Living Room** 14' x 12'11" (4.27m x 3.94m) Central fireplace with fitted live flame log effect electric fire flanked by recessed book/display shelving. TV aerial point. Telephone/internet point. Double glazed window. Radiator. Wood effect laminate flooring.

**Kitchen/Dining Room** 17'2" x 9'1" (5.23m x 2.77m) Comprehensively fitted with attractive range of units comprising inset stainless steel bowl and a half sink, adjacent L shaped worktop, cupboards, drawers and appliance space under. **Washing machine. Dishwasher.** Fitted brushed steel **4 ring gas hob** with brushed steel extractor hood over. Good range of wall cupboards. Built-in **electric double oven**, drawers under, cupboard over. Matching worktop, integrated **fridge** and **freezer** beneath, further wall cupboards. Tall cupboard housing Worcester gas boiler. 2 double glazed windows. Part tiled walls. Wood effect laminate flooring. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to mostly floor boarded loft space with light point. Double glazed window.

**Bedroom 1** 12'11" x 10' (3.94m x 3.05m) Good size built-in wardrobe. Double glazed window. Radiator.

**Bedroom 2** 10'4" x 9' (3.15m x 2.74m) Double glazed window. Radiator.

**Bedroom 3** 9'9" x 6'10" (2.97m x 2.08m) Built-in slatted shelved cupboard, adjacent cupboard with hanging rail and slatted shelves. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent Triton T80 shower, glazed bi-fold screen, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Shaver point. Double glazed window. Heated ladder towel warmer/radiator. Part tiled walls. Vinyl flooring.

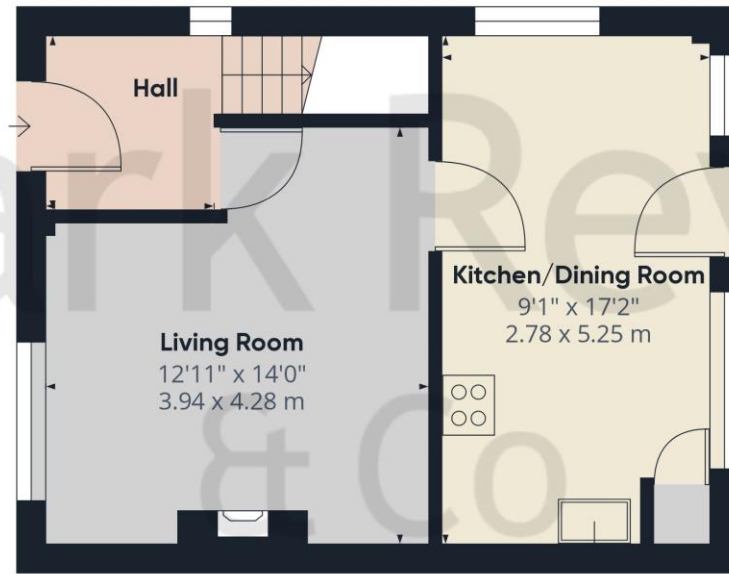
## OUTSIDE

**Off Road Parking** Approached by a shared drive. Offering tandem space for 2 vehicles. Side gate to:

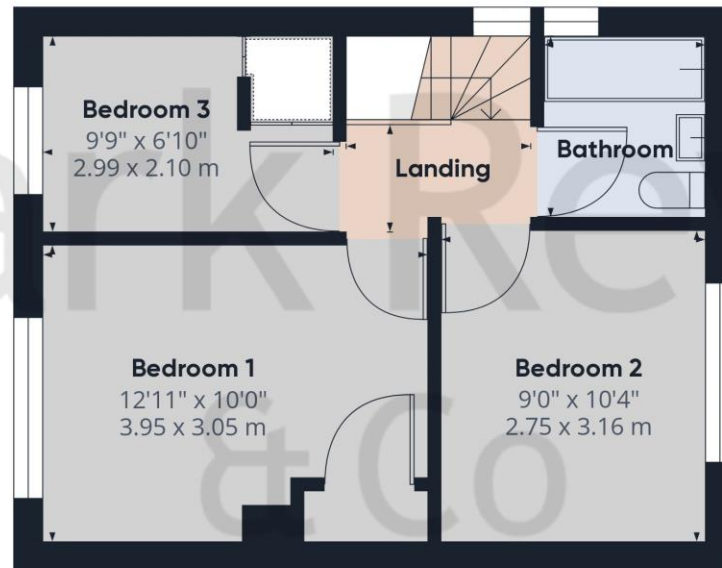
**Large South West Facing Rear Garden** Triangular in shape extending to a maximum of 112 feet (34.14m) in width x 36 feet (10.97m) in depth. Arranged mainly as lawn with concrete base for a shed or greenhouse at the far end. The garden is fully enclosed by timber fencing and hedge.

**Note:** There is excellent scope for an extension to the side, subject to obtaining the usual planning consents.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

719.2 ft<sup>2</sup>

66.82 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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