



23 Bruce Close

Haywards Heath, West Sussex. RH16 4QE



Mark Revill & Co

23 Bruce Close Haywards Heath, RH16 4QE.

£397,000

A most attractive character semi detached family home which has not been presented to the market since 1971. The property offers bright and well planned accommodation and benefits from uPVC replacement double glazed windows and doors throughout and gas fired central heating. In the sitting/dining room there is a gas living flame fire and open hearth which could accommodate a wood burner if so desired, subject to complying with the current building regulations. On the first floor there are 3 bedrooms and the spacious shower room has been recently refitted. Outside the enclosed rear garden is a particular feature of this property being south facing and enjoying well stocked borders. To the side of the property there is long private driveway with parking for numerous vehicles which leads to a garage. The property is offered for sale with NO ONGOING CHAIN.

Situated in this established location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand offering fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). There are several good schools



in the locality catering for all age groups, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also within the vicinity. The A23 lies about 5 miles to the west providing direct road access to the motorway network, the cosmopolitan city of Brighton is just over 14 miles to the south, Gatwick Airport is a similar distance to the north whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walks.

GROUND FLOOR

Entrance Porch Outside light. Front door to:

Hall Radiator. Stairs to first floor.

Sitting/Dining Room 24'7" x 13'11" (7.49m x 4.24m) *overall*, narrowing at the dining end to 8'8" (2.64m). TV aerial point. Sussex stone fireplace with matching hearth, inset living flame gas fire. This could be adapted for a wood burner if so desired subject to complying with the necessary building regulations. 2 radiators. Deep understairs storage cupboard housing Worcester gas boiler for domestic hot water and central heating, shelving, lighting, gas and electric meters.

Kitchen 8'11" x 7'9" (2.72m x 2.36m) Bowl and a half stainless steel sink unit with mixer tap, cupboards beneath, wood edged worktops over base units comprising cupboards and drawers. AEG integrated **dishwasher**. Plumbing for washing machine. Bosch **ceramic hob** with AEG **fan assisted oven** beneath concealed filter above. Space for under fridge. Matching eye level wall cupboards. Corner shelving. Part tiled walls. uPVC door to rear garden.

FIRST FLOOR

Landing Hatch to loft space with ladder.

Bedroom 1 13'11" x 8'10" (4.24m x 2.69m) Radiator. Built-in wardrobe cupboard with shelving. Outlook to front.

Bedroom 2 10'11" x 9'8" (3.33m x 2.95m) Radiator. Outlook over rear garden.

Bedroom 3 8'4" x 6'6" (2.54m x 1.98m) Radiator. Airing cupboard with factory lagged hot water tank.

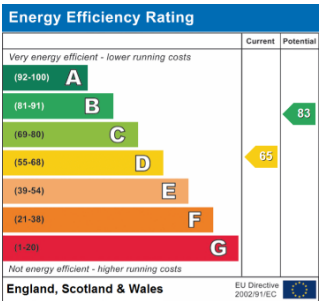
Recently Refitted Shower Room Suite comprising large walk-in shower cubicle with plumbed in shower and hand shower and rain water fitment, close coupled wc, vanity unit with cupboard beneath and cupboard to the side, mixer tap. Mirror fronted wall mounted cabinet. Extractor fan. Chromium ladder radiator. Fully tiled walls and flooring.

OUTSIDE

Attractive Front Garden Laid as lawn with well stocked flower and shrub borders including hydrangeas and roses which are on three sides of the lawn.

Detached Garage 17' x 8'2" (5.18m x 2.49m) Up and over door. Power and light. **Long block paved driveway** with wrought iron gates offering parking for numerous vehicles

Rear Garden Extending to about 33 feet in depth (10.06m) x approximately 27 feet in width (8.23m) being considered a particular feature of this property enjoying a delightful southerly aspect arranged as paved patio with outside tap and wind out awning. Level lawn with deep flower beds and shrub borders on three sides of the lawn. All fully enclosed by close boarded fencing.



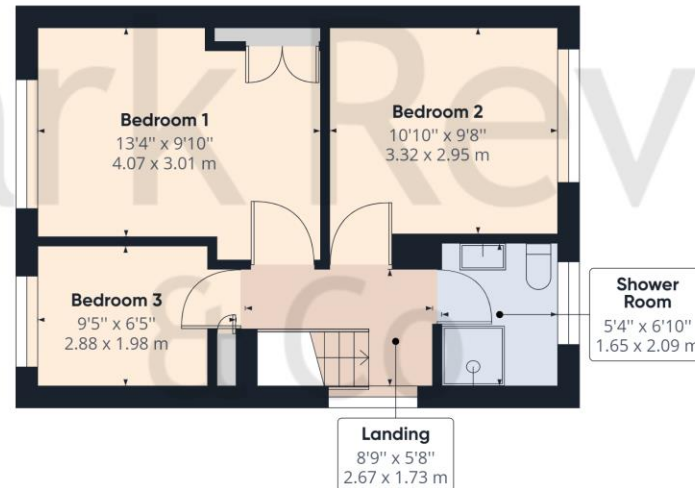


Ground Floor Building 1

Approximate total area⁽¹⁾

798.92 ft²

74.22 m²



Floor 1 Building 1

(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.

GIRAFFE360

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

 **Mark Revill & Co**