



**38 Sandy Vale**

Haywards Heath, West Sussex. RH16 4JJ



**Mark Revill & Co**



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£315,000

This attractive terraced house offers bright and very well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This spacious house incorporates 2 bedrooms, (the main bedroom could easily be divided to create a further room or study if desired), bathroom with white suite, good size sitting/dining room, well fitted kitchen and a splendid double glazed conservatory/living room. There is parking to the rear and the most attractive garden is fully enclosed arranged with a paved sun terrace and level lawn.

Situated in this popular established location within a short walk to a Sainsbury's Local and easy reach of the town centre with its wide range of shops including The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups, there is a health centre close by which includes a doctor's surgery and pharmacy and Ashenground Woods is nearby offering a natural venue for walking. The town also has a modern leisure centre, several parks, a Waitrose and Sainsbury's superstore.





The A23 lies about 5 miles to the east via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 15.4 miles to the north and the cosmopolitan city of Brighton and the coast is just over 14 miles to the south.

GROUND FLOOR

**Porch** Attractive double glazed composite front door to:

**Hall** Gas meter cupboard. Good size understairs coats/storage recess. Fitted corner book/display shelving.

**Sitting and Dining Room** 20'8" x 10'5" (6.30m x 3.18m) narrowing to 9' (2.74m) TV aerial point. Double glazed window with plantation shutters. Built-in storage cupboard.

**Kitchen** 9' x 7'4" (2.74m x 2.24m) Well fitted with attractive range of units comprising inset enamel bowl and half sink with mixer tap, L shaped worktop, cupboards, drawers and appliance space with plumbing or washing machine under. Recess for cooker with extractor hood over. Matching worktop, cupboards and drawers under. Space for upright fridge/freezer. Good range of wall cupboards. Part tiled walls. Vinyl flooring.

**Double Glazed Conservatory/Living Room** 16'2" x 9'2" (4.93m x 2.79m) Double glazed on two sides with polycarbonate roof. Vinyl flooring. Double glazed casement doors to rear garden.

FIRST FLOOR

**Landing** Hatch to loft space. Built-in airing cupboard housing hot water tank and slatted shelving. Further large built-in slatted shelved cupboard.

**Bedroom 1** 13'5" x 9'10" (4.09m x 3.00m) 2 built-in wardrobes. 2 double glazed windows. Radiator.

**Note:** This room could be divided to create a third bedroom or study if desired.

**Bedroom 2** 8'9" plus wardrobe x 6'9" (2.67m x 2.06m) Large recess with hanging rail and wall mounted Glow-Worm gas boiler. Large built-in double wardrobe with floor-to-ceiling sliding mirror doors. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent shower over, glazed screen, pedestal basin, low level wc. Double glazed window. Radiator. Part tiled walls. Tiled floor.

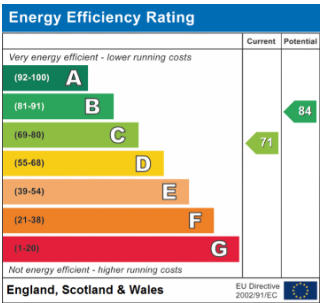
OUTSIDE

**Parking Space** With gate to the rear garden.

**Adjacent Hardstanding Space** with timber shed 8' x 6' (2.44m x 1.83m).

**Front Garden** Laid to lawn with flower/shrub border. Path.

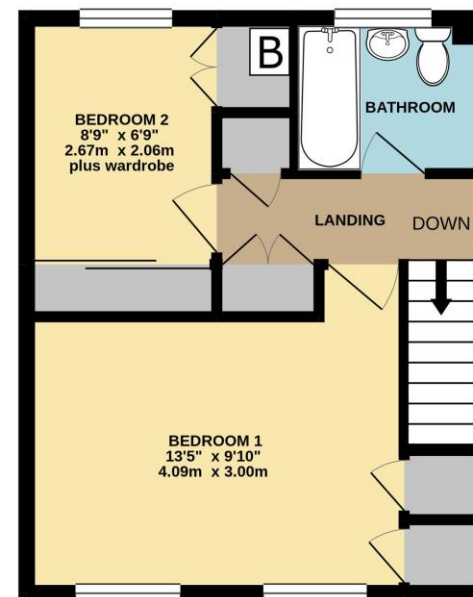
**Attractive Rear Garden** About 20 feet (6.10m) in length. Arranged with a paved sun terrace adjacent to the house with brick retaining wall, steps on one side to a raised level lawn flanked by herbaceous borders. Patio at the far end. Rear access gate. The garden is fully enclosed with timber fencing and a brick wall at the far end.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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