



8 Vale Road
Haywards Heath, RH16 4JT



Mark Revill & Co

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£385,000

This most attractive older style semi-detached double fronted bungalow of character offers bright and spacious accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The property incorporates 2 double bedrooms, bathroom with white suite, a fine sitting room with wide bow window and open fireplace and double doors opening to a well fitted cottage style kitchen/diner. There is a useful cellar, a timber built garage and the attractive rear garden enjoys a favoured south westerly aspect arranged with a raised timber decking with steps down to a level lawn. There is **excellent scope for an extension into the loft space** to create a first floor bedroom if desired, subject to obtaining the usual planning consents.

Situated in this favoured established location within walking distance of the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway with its array of restaurants and bars. Haywards Heath mainline station is close at hand 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 and the town has a modern leisure centre, Sainsbury's and Waitrose superstores. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering beautiful natural venue for countryside walking.

Fully Enclosed Entrance Lobby Double glazed front door. Coat hanging space. Attractive part double glazed composite panelled front door to:

Hall Built-in airing/storage cupboards. Hatch to loft space. Patterned tiled floor.

Sitting Room 14' x 12' (4.27m x 3.66m) A fine double aspect room with wide double glazed bow window to front. Attractive fireplace with wood burner on stone hearth, solid timber mantle. TV aerial point. Telephone point. 2 wall light points. 2 further double glazed windows. Polished parquet flooring. Glazed double doors to:

Kitchen/Diner 11'10" x 10'5" (3.61m x 3.18m) Fitted with an attractive range of cottage style natural wood fronted units comprising deep enamel sink, flanked by worktop, cupboards and drawers under. Glazed wall cabinet over. Further work surfaces, cupboards, drawers and **fridge** beneath. Zanussi **electric cooker**, concealed extractor hood over, further base unit. Range of wall cupboards and shelf unit. 2 double glazed windows. Part tiled walls. Tiled floor. Double glazed door to outside.

Bedroom 1 12'7" x 11' (3.84m x 3.35m) Wide double glazed bow window to front. 2 radiators.

Bedroom 2 10'7" x 10'5" (3.23m x 3.18m) Double glazed window. Radiator with decorative cover. Wood effect laminate flooring.

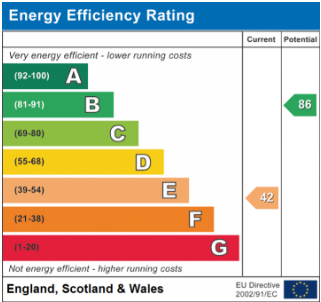
Bathroom White suite comprising bath with traditional mixer tap and shower attachment, tiled surround, folding shower screen, low level wc, pedestal basin with tiled splashback. Extractor fan. Double glazed window. Radiator. Vinyl flooring.

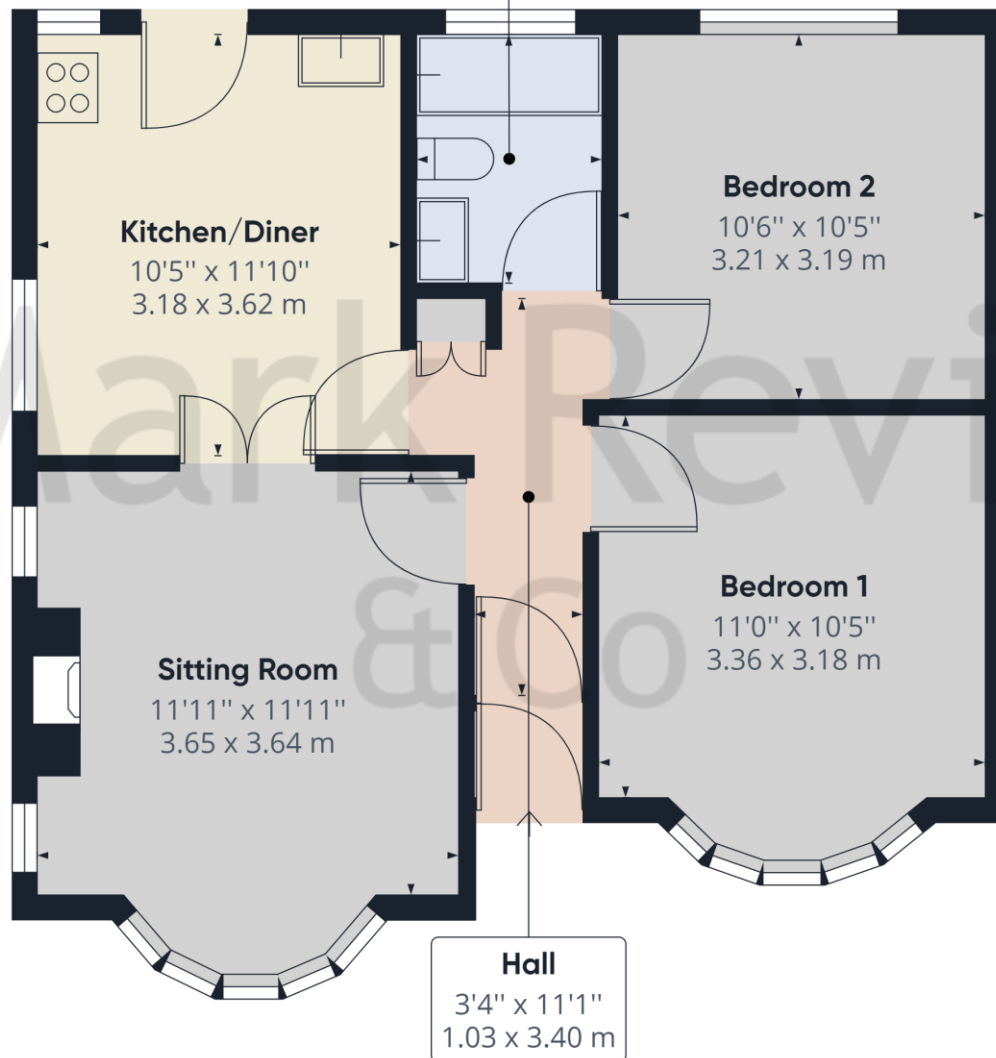
Cellar 12' x 10'7" (3.66m x 3.23m) Divided into two areas. Gas boiler. Plumbing for washing machine.

OUTSIDE

Detached Timber Built Garage About 15'10" x 7'9" (4.83m x 2.36m) Double doors. **Adjacent parking space.** Approached by shared drive.

Attractive South West Facing Rear Garden About 44 feet (13.41m) in length. Arranged with a raised timber decking with balustrade and outside cupboard with log store beneath. Steps down to a paved sun terrace opening to a level lawn, established shrubs, timber trellis arch clad with grape vine. Further patio at the far end with **timber summerhouse/shed**. The garden is enclosed with timber fencing and a mature mixed hedge to the rear boundary.





Approximate total area ⁽¹⁾

617.10 ft²

57.33 m²

(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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