



6 Holly Road
Haywards Heath, RH16 3NF



Mark Reville & Co

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Guide Price £400,000

This attractive 1930's traditionally built semi-detached house of character is beautifully presented throughout and enjoys a quiet location backing onto privately owned ancient woodland. The bright and well planned accommodation has the benefit of gas central heating and double glazed replacement windows throughout, features a wealth of natural timber joinery including stripped panelled internal doors and stair balustrade and incorporates 3 bedrooms (2 double), a spacious refitted bathroom with shower, good size sitting and dining room with feature cast iron wood burner and a comprehensively handmade fitted kitchen with natural wood units. There is off road parking to the front for 2 vehicles and the most attractive rear garden backing onto ancient woodland extends to about 50 feet in length arranged with a wide raised sun terrace, good size lawn with deep well stocked herbaceous beds.

Holly Road is a small private cul-de-sac lying immediately off Oakdale Road in this popular mature location just a short walk to the town centre with its wide range of shops, an array of restaurants and to several well regarded schools. Haywards Heath has several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline railway station



offering 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 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 and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall Part double glazed replacement composite panelled front door flanked by double glazed windows. Useful under stairs cupboard. Radiator with decorative cover. Meter cupboard. Stairs with attractive balustrade to first floor. Opening to kitchen.

Sitting and Dining Room

Sitting Room 12'3" x 9'11" (3.73m x 3.02m) Enjoying an outlook over the rear garden. Most attractive cast iron wood burning stove on brick hearth with oak mantle. Radiator. Double glazed casement doors to rear garden. Wide opening to:

Dining Room 11'5" x 11'1" (3.48m x 3.38m) Double glazed window. Radiator.

Excellent Kitchen 12'3" x 6'7" (3.73m x 2.01m) Inset stainless steel bowl and a half sink with mixer tap, adjacent work surface, cupboard and appliance space with plumbing for washing machine under. Recess for cooker, adjacent storage recess. Range of tall wall cupboards, extractor hood and shelved unit. Matching work surface, cupboards and drawers under. Wall unit incorporating glazed cabinets, open book/display shelving and plate rack. Heated chromium ladder towel warmer/radiator. Worktop lighting. Double glazed window. Vinyl flooring. Double glazed door to rear garden.

FIRST FLOOR

Landing Built-in airing cupboard with stripped pine doors housing pre-insulated hot water cylinder and slatted shelving. Natural timber stair balustrade. Hatch with pull down ladder to loft space housing gas boiler. Double glazed window.

Bedroom 1 12'3" x 9'10" (3.73m x 3.00m) Enjoying outlook over rear garden. Fitted furniture comprising 2 double wardrobes, open shelved unit, 2 bedside drawer units. Double glazed window. Radiator.

Bedroom 2 11'5" x 11' (3.48m x 3.35m) Double glazed window. Radiator.

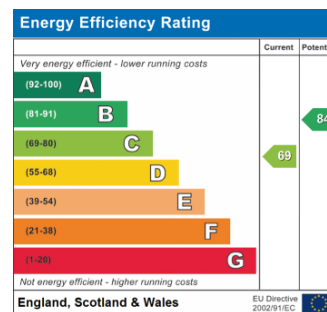
Bedroom 3/Study 6'5" x 5'6" (1.96m x 1.68m) Double glazed window. Radiator.

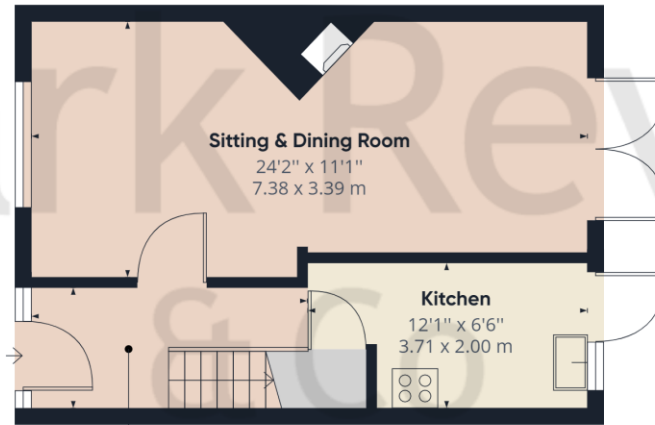
Luxury Bathroom with Shower White suite comprising double ended bath with centrally mounted mixer tap, pedestal basin with mixer tap, fully tiled and glazed shower cubicle with Aqualisa power fitment, close coupled wc. Heated chromium ladder towel warmer/radiator. Illuminated wall mirror flanked by wall cupboards. Double glazed window. Part tiled walls. Wood effect Kardean flooring.

OUTSIDE

Off Road Block Paved Parking at Front Offering space for 2 vehicles.

Lovely Rear Garden Backing onto Privately Owned Woodland About 50 feet (15.24m) in length arranged as raised paved sun terrace, well-kept lawn with well stocked shaped herbaceous beds, stepping stone path. **Timber shed** with power. The garden is enclosed with timber post and rail fencing with clipped hedge to the rear boundary.





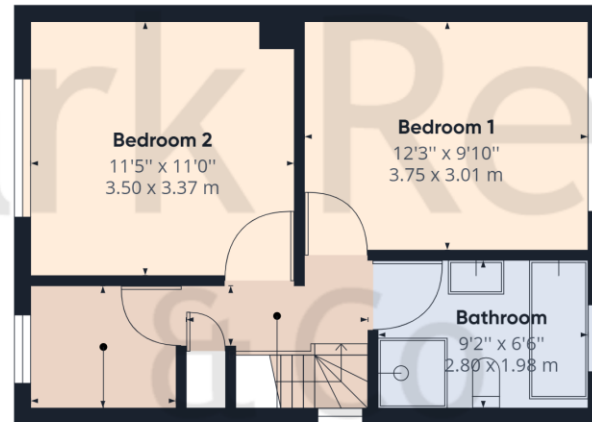
Hall
11'9" x 5'6"
3.60 x 1.68 m

Ground Floor Building 1

Approximate total area⁽¹⁾

767.42 ft²

71.30 m²



Bedroom 3/study
6'6" x 5'5"
1.98 x 1.66 m

Landing
7'10" x 2'10"
2.40 x 0.87 m

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.

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