



## 7 Bruce Close

Haywards Heath, West Sussex. RH16 4QE



Mark Revill & Co

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£395,000

This most attractive bay fronted semi detached house built about 60 years ago offers bright and well planned accommodation. The property has the benefit of gas central heating and double glazed replacement windows throughout, there are 3 bedrooms (two double), bathroom and separate wc, a good size sitting room with fireplace with opening to a dining room and a recent rear addition offers a downstairs cloakroom. There is a private block paved drive offering parking for 2 vehicles and the most attractive well tended gardens are stocked with an abundance of colourful flowers, shrubs and plants. There is scope to the side for a further extension if desired, subject to obtaining the usual planning consents.

Situated in this popular 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 a fast and frequent service 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 in the vicinity. The A23 lies about 5 miles to the west providing a direct 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 walking.



## GROUND FLOOR

**Entrance Porch** Quarry tiled step. Double glazed replacement front door and side screen to:

**Hall** Understairs cupboard. Radiator. Wood effect laminate flooring.

### Sitting and Dining room

**Sitting Room** 16'3" into bay x 10'9" (4.95m x 3.28m) Most attractive double glazed bow window to front. Attractive stone built fireplace and hearth, extended to form plinth for TV, polished timber mantle and top, fitted real flame coal effect gas fire. TV aerial point. Radiator. Archway to:

**Dining Room** 10'10" into bay x 8' (3.30m x 2.44m) Double glazed bay window overlooking the rear garden. Shelved recess incorporating serving hatch to kitchen. Radiator.

**Kitchen** 11'1" x 8'4" (3.38m x 2.54m) Comprehensively fitted with attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers, **dishwasher** and appliance space with plumbing for washing machine under. Built-in **electric double oven**, cupboard under and over, further wall cupboard. Matching worktop cupboards and drawers under. Range of wall cupboards. **Fridge/freezer**. Double glazed window. Part tiled walls. Vinyl flooring. Archway to:

**Rear Lobby** Wood effect laminate flooring. Double glazed door to rear garden.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with tiled splashback. Electrically heated chromium ladder towel warmer. Extractor fan. Ceiling downlighters. Double glazed window. Wood effect laminate flooring.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Telephone point. Double glazed window. Radiator.

**Bedroom 1** 12'6" x 8'6" (3.81m x 2.59m) *plus wardrobes*. Comprehensively fitted with excellent range of furniture comprising. 3 double wardrobes, tall boy incorporating drawers, long recessed dressing table unit. Double glazed window. Radiator.

**Bedroom 2** 10'4" x 9'5" (3.15m x 2.87m) Fitted tall boy incorporating drawers, adjacent chest of drawers with cupboards over. Double glazed window. Radiator.

**Bedroom 3** 7'5" x 6'6" (2.26m x 1.98m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, independent electric shower, basin with mixer tap, cupboards beneath. Airing cupboard housing pre-insulated hot water cylinder and Baxi gas boiler. Central heating and hot water time control. Wall mounted convector heater. Fully tiled walls. Vinyl flooring.

**Separate wc** Close coupled suite. Double glazed window. Vinyl flooring.

## OUTSIDE

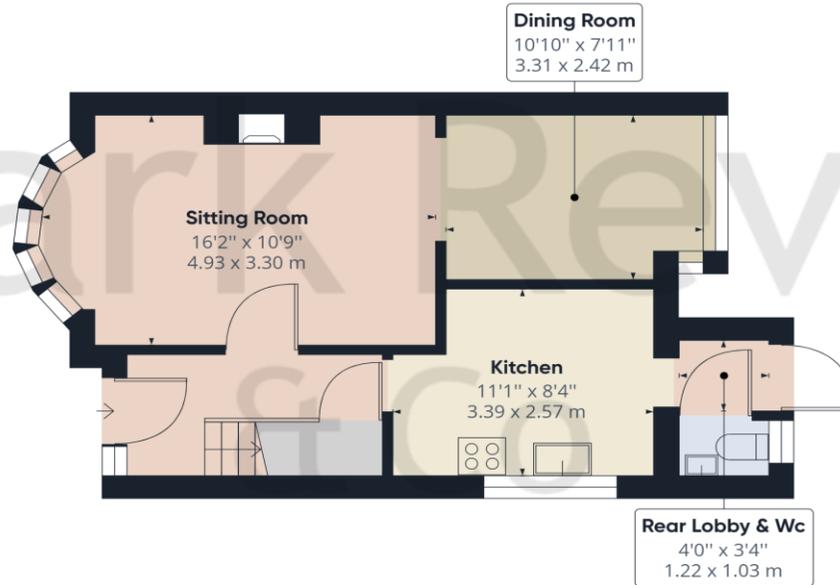
**Private Block Paved Drive** Offering parking for 2-3 vehicles.

**Front Garden** Neatly laid to lawn with flower borders containing an array of colourful flowers and plants including geraniums, roses, fuchsias etc.

**Most Attractive Rear Garden** About 26 feet (7.92m) long x 27'6" (8.38m) wide. Arranged with well tended level lawn, paved terrace adjacent to the house, shaped borders containing a wide variety of colourful flowers, plants and shrubs including camellia, flocks, geraniums, fuchsia, etc. **Timber shed**. Side access with gate to driveway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1

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

781.27 ft<sup>2</sup>  
72.58 m<sup>2</sup>



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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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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