



52 Ashenground Road
Haywards Heath, RH16 4QD



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£425,000

This most attractive bay fronted older style semi-detached house of character offers bright and spacious accommodation arranged over two floors. The house has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, two of which are double and include fitted wardrobes, bathroom, fine sitting room with feature open fireplace and a well fitted kitchen/dining room. There is a good size detached brick built garage approached by a long private drive offering parking for 3 vehicles and the rear garden extends to about 77 feet in length arranged with a good size sun terrace and lawn with several established trees at the far end offering shelter and seclusion. There is excellent **scope for an extension** to the rear subject to obtaining the usual planning consents.

Situated in this much favoured established central location within walking distance of the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Victoria Park with its tennis courts is close at hand, there are several well regarded



schools in the locality catering for all age groups and the town has a modern leisure centre, Waitrose and Sainsbury's superstores. The A23 lies about 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. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Fully Enclosed Entrance Lobby Replacement composite panelled front door and double glazed side screen. Double glazed sliding door to:

Hall Telephone point. Radiator. Stairs with bamboo balustrade to first floor.

Sitting Room 13'9" into bay x 11' (4.19m x 3.35m) Feature open fireplace with raised hearth flanked by display plinths, solid timber mantle. TV aerial point. Double glazed bay window to front. Radiator. Gazed sliding doors to:

Kitchen/Dining Room 17'9" x 12'2" (5.41m x 3.71m) narrowing to 8'3" (2.51m)

Dining Room One wall faced with natural slate. Natural timber flooring. Double glazed window. Radiator.

Kitchen Fitted with range of units with quartz work surfaces comprising inset stainless steel sink, adjacent L shaped top, cupboards and appliance space with plumbing for washing machine under. **Electric cooker** with brushed steel extractor hood over. Peninsula unit with cupboards and drawer under. Range of wall cupboards. Understairs cupboard housing electric meter and Alpha gas combination boiler. Radiator. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed replacement door to outside.

FIRST FLOOR

Landing Bamboo balustrade. Hatch to good size loft space. Double glazed window.

Bedroom 1 14'1" into bay x 11' (4.29m x 3.35m) into chimney recess. Built-in double wardrobe with hanging rail and shelf. Wide double glazed bay window to front. Radiator.

Bedroom 2 12' x 10'11" (3.66m x 3.33m) Range of fitted wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

Bedroom 3 9'1" x 6'7" (2.77m x 2.01m) Fitted corner desk unit with shelving. Double glazed window. Radiator.

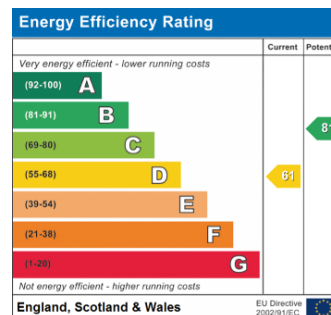
Bathroom Coloured suite comprising bath with mixer tap and shower attachment, glazed screen, pedestal basin, low level wc. Double glazed window. Radiator. Walls part ceramic and part cork tiled.

OUTSIDE

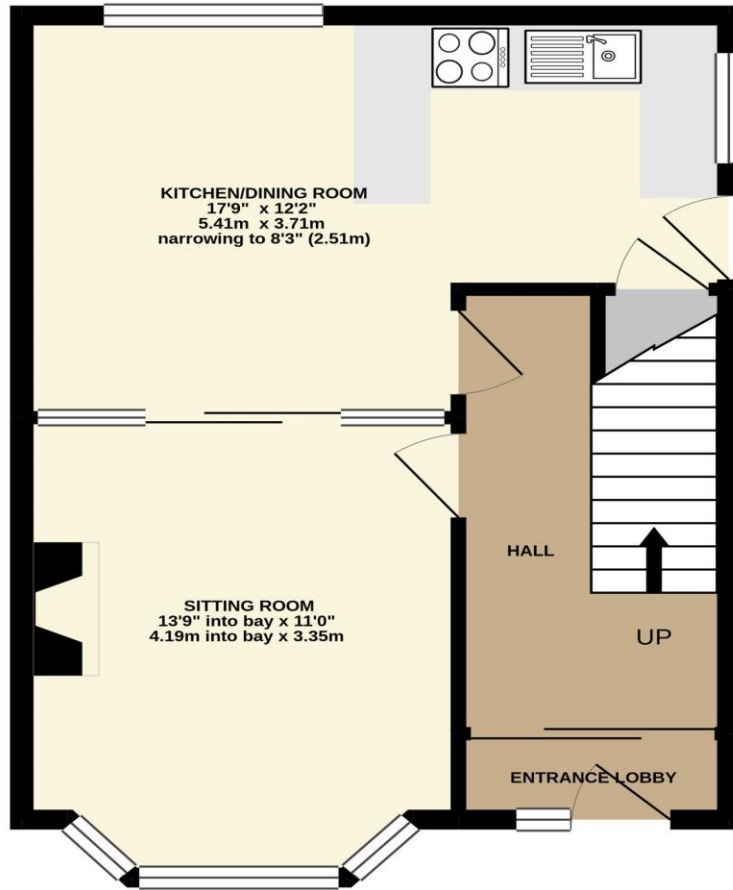
Detached Brick Built Garage 21' x 9'4" (6.40m x 2.84m) With pitched tiled roof. Up and over door. Light and power points, good size eaves storage space. **Long Private Drive** offering parking for 3 vehicles.

Front Garden Neatly laid to lawn with mature clipped laurel hedge to the front boundary.

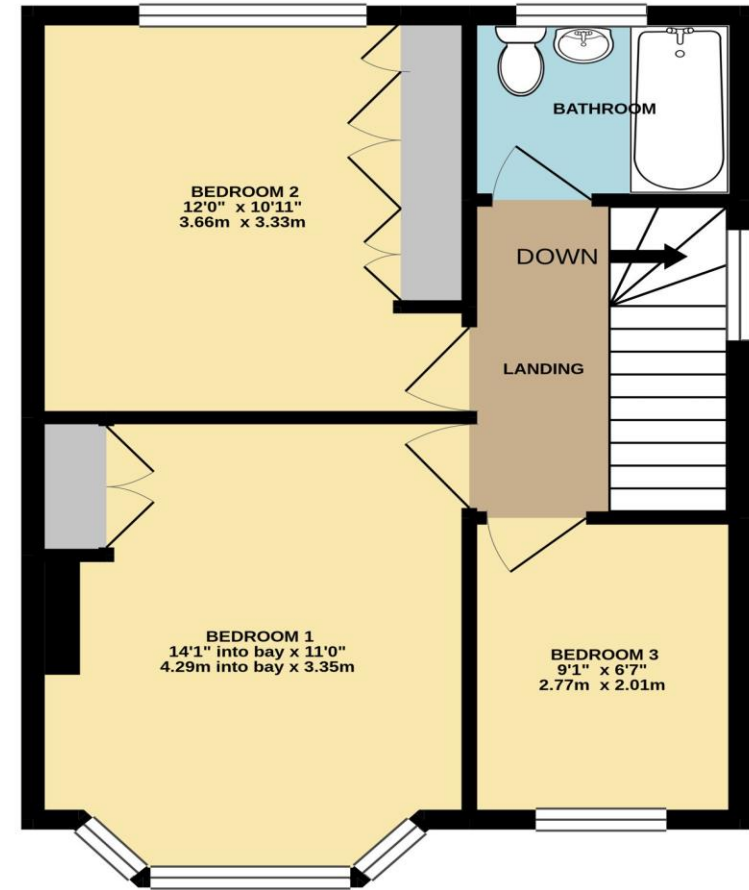
Attractive Rear Garden About 77 feet (23.47m) in length. Arranged with paved and concrete sun terrace adjacent to the house with brick retaining wall. Good size lawn with several established trees planted to the far end offering shelter and seclusion.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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