



9 Harvesters
Haywards Heath, RH16 4JX

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Guide Price £465,000

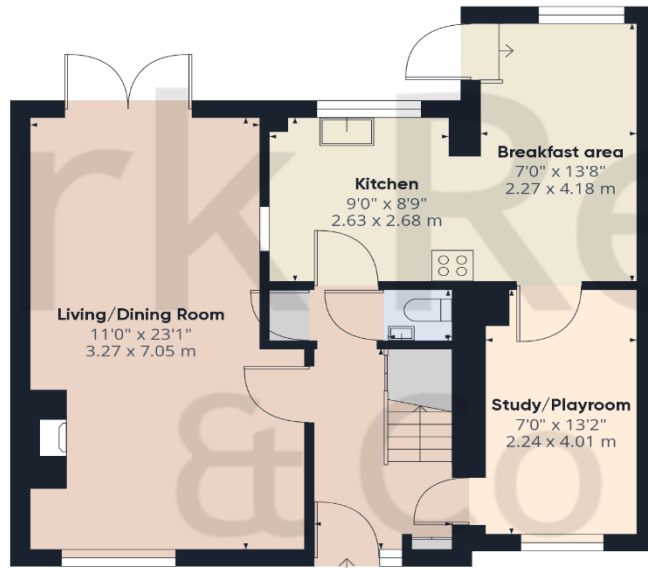
This spacious 4 bedroom link detached home has been extended by the current owners to create versatile accommodation. This comprises, a through living and dining room with fireplace and patio doors to garden, a separate office/playroom, an L shaped kitchen/breakfast room and a downstairs wc. On the first floor, there are 4 good sized bedrooms, one with an en suite bathroom and a large family bathroom with separate bath and shower. Outside, there is gravel driveway providing parking for 2 vehicles and a well secluded west facing rear garden is arranged mainly with a paved terrace, lawn and well established hedges/trees. The property has the benefit of gas fired central heating, double glazed windows and no ongoing chain.

Harvesters is a quiet cul-de-sac conveniently situated for the town centre being approximately 1/2 a mile distant which offers comprehensive shopping areas and an array of bars and restaurants in the nearby Broadway. Haywards Heath mainline railway station is readily accessible and offers fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose superstores and the Dolphin Leisure complex are situated next to the station. To the west of Haywards Heath lies the A23/M23 giving direct road access to London Gatwick and the cosmopolitan city of Brighton with its leisure and entertainment areas and the south coast.

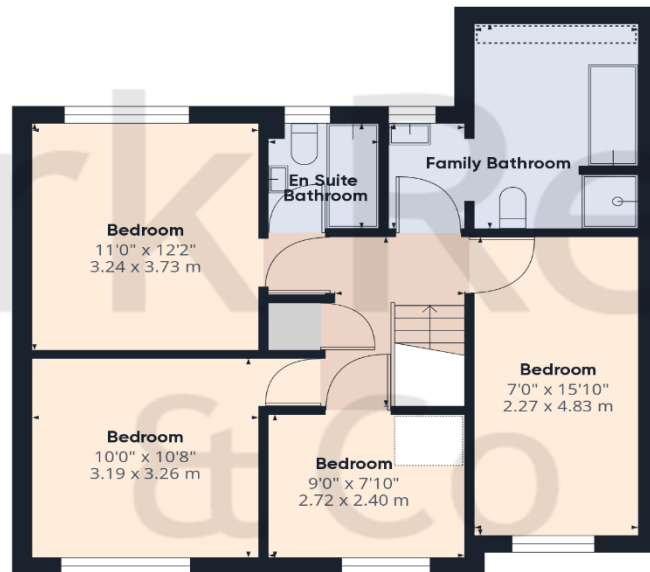


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1274.23 ft²

118.38 m²

Reduced headroom

6.89 ft²

0.64 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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