



1 Burchetts Close
Haywards Heath, RH16 4RL



Mark Reville & Co

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£340,000

A most attractive semi detached family home which offers generous room sizes and benefits from gas fired central heating to radiators and replacement uPVC windows and doors. On the ground floor there is a good size sitting room and a modern kitchen/dining room with double doors opening onto the rear garden. On the first floor there is 2 double bedrooms and a family bathroom and outside there is a good size rear garden which is arranged as terracing for easy maintenance with side access to the front garden. There are 2 allocated parking space close by.

Situated in a no through road just off Bolding Way on the southern edge of Haywards Heath within a few minutes' walk of the local chemist and doctor's surgery. Haywards Heath town centre is within easy reach and offers a wide range of shops and an array of restaurants in the nearby Broadway. Haywards Heath mainline railway station is also close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). To the west of Haywards Heath lies the A23/M23 giving direct road access to London Gatwick International Airport and the motorway network. The cosmopolitan city of Brighton lies 15 miles to the



south and offers an expanse of entertainment areas. There are several well regarded schools in the locality catering for all age groups.

GROUND FLOOR

uPVC front door to:

Entrance Hall Radiator. Stairs to first floor.

Sitting Room 14'4" x 11'5" (4.37m x 3.48m) TV aerial point. Telephone point. Radiator. Outlook to front garden. Deep understairs storage cupboard with lighting and electric fuse box.

Kitchen/Dining Room 14'6" x 10'8" (4.42m x 3.25m) Extensively fitted with modern units comprising cupboards and drawers with roll edge worktops. Integrated dishwasher. Deep larder pull out carousel, 2 wine racks. Recess for upright fridge/freezer. Plumbing for washing machine. Single drainer polycarbonate sink unit with chromium mixer tap. 7 matching eye level wall cupboards. AEG ceramic **electric hob** with filter and canopy over incorporating lighting. Matching **twin oven** beneath. Radiator. Laminate flooring. Splashbacks. Cupboard housing Glow-worm gas fired boiler for domestic hot water and central heating. Double doors opening onto the rear gardens.

FIRST FLOOR

Landing Hatch to loft space with drop down ladder. Airing cupboard with factory lagged hot water tank and shelving.

Bedroom 1 11'7" x 11'2" (3.53m x 3.40m) Radiator. Outlook to front.

Bedroom 2 11'10" x 9' (3.61m x 2.74m) Fitted double wardrobe cupboard with sliding mirror doors. Telephone point. Radiator.

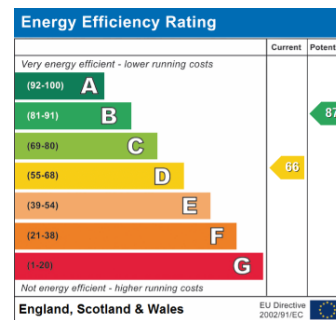
Family Bathroom Suite comprising panelled bath with monobloc tap, Aqualisa plumbed shower, glass shower screen, vanity unit with inset basin with monobloc tap and cupboard beneath, low level wc with concealed cistern. Chromium ladder radiator. Fully tiled walls.

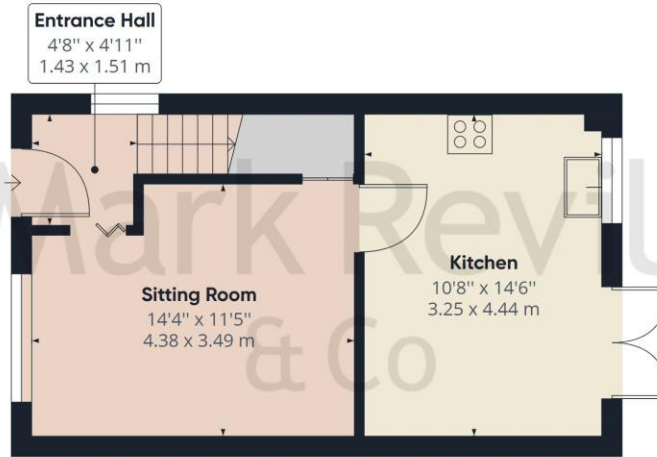
OUTSIDE

Front Garden Mainly laid to shrubs. Steps leading to front door. Gated side access leading to:

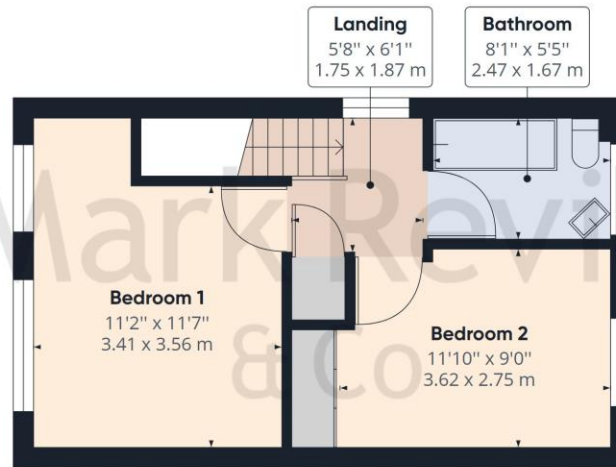
Rear Garden Mainly arranged as split level paved terracing for easy maintenance with various mature shrubs and enjoying a south and easterly aspect. Outside light. Water tap. 2 timber garden sheds. Fully enclosed by fencing and brick walling.

2 Allocated Parking Spaces Close by.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

713.63 ft²
66.30 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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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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