



5 Buckle Lane
Haywards Heath. RH17 7DW

■ ■ ■ Mark Revill & Co

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£495,000

This excellent recently built link detached house offers bright, spacious and well designed accommodation having the benefit of gas central heating and double glazing. This stylish home incorporates 3 bedrooms, a luxury en suite shower room to the main bedroom, modern bathroom, a splendid double aspect living room, downstairs cloakroom and an excellent well fitted kitchen/diner complete with some appliances. There is an attached garage with a private drive and the attractive walled rear garden extends to about 37 feet in length x 29 feet in width arranged mainly as lawns with 2 paved patios.

Situated on the south east edge of Haywards Heath close to Princess Royal Hospital and within walking distance of a Sainsbury's Local. Haywards Heath town centre is about 1.3 miles distant with its wide range of shops, array of restaurants, several parks, a Waitrose and Sainsbury's superstore, a modern leisure centre and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42 -45 minutes). The A23 is approximately 6 miles to the west via the bypass offering a direct route to the motorway network, Gatwick Airport is 15.5 miles to the north and the cosmopolitan city of Brighton and the coast is 14 miles to the south, whilst the South Downs National Park is just a short drive away offering a beautiful venue for countryside walking.



GROUND FLOOR

Porch Double glazed composite panelled front door to:

Hall Large understairs coats/storage cupboard with telephone/internet point and alarm system. Hive central heating and hot water time control/programmer. Radiator. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, tiled shelf over, wall mounted basin with single lever mixer tap, tiled surround. Extractor fan. Trip switches. Double glazed window. Ceiling downlighters. Amtico wood effect flooring.

Living Room 17'9" x 9'9" (5.42m x 2.98m) A fine double aspect room. Media plate. Series of double glazed windows with plantation shutters. 2 radiators. Ceiling downlighters.

Kitchen/Diner 17'9" x 8'5" (5.41m x 2.58m) Comprehensively fitted with an attractive range of shaker style units with wood grain effect laminate worktops and upstands complete with appliances comprising inset stainless steel bowl and half sink, extensive adjacent work surfaces, cupboards, drawers, integrated **dishwasher** beneath. Built-in Bosch brushed steel **electric oven**, matching **4 ring gas hob**, splashback and filter hood over flanked by wall cupboards. Double glazed window with plantation shutters. Radiator. Ceiling downlighters to kitchen area. Amtico wood effect flooring. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Built-in linen cupboard housing Baxi gas combination boiler.

Bedroom 1 13'6" x 9'10" (4.12m x 3.01m) Double aspect. Fitted double wardrobe with floor to ceiling sliding mirror doors. Series of double glazed windows with plantation shutters. Telephone point. Radiator.

En Suite Shower Room Good size walk-in fully tiled shower with glazed screen and door, pedestal basin with single lever mixer tap, wc with concealed cistern. Shaver point. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Amtico wood effect flooring.

Bedroom 2 10'6" x 8'7" (3.21m x 2.62m) Double glazed window with plantation shutters. Radiator.

Bedroom 3 8'6" x 6'11" (2.62m x 2.11m) Double glazed window with plantation shutters. Radiator.

Bathroom White suite comprising bath with centrally mounted mixer tap, independent shower over, glazed screen, wall mounted basin with single lever mixer tap, wc with concealed cistern. Tiled shelf. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Amtico wood effect flooring.

OUTSIDE

Attached Garage 17'11" x 9'8" (5.46m x 2.95m) Electrically operated roller door. Light and power points. Potential eaves storage. Rear door to garden.

Own Drive

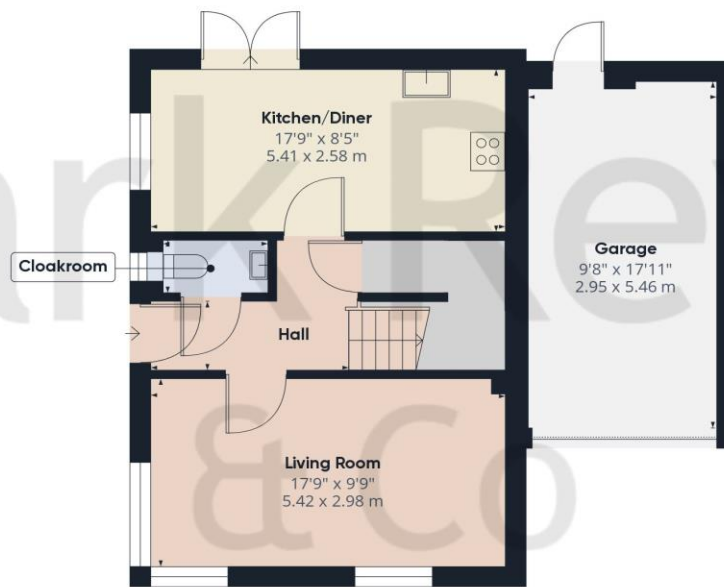
Front Gardens Bark filled borders to two sides planted with established hedges and shrubs.

Attractive Walled Rear Garden About 37 feet (11.28m) in length x 29 feet (8.84m) wide. Arranged mainly as lawn with flower beds with timber retaining walls, paved patio adjacent to the house with steps to a path with access to the garage. Water tap. Further paved area at the far end with rear access gate. The garden is fully enclosed by a high red brick wall.

Estate Maintenance To be advised.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1020.42 ft²
94.8 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.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY DESCRIPTIONS 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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