



5 Lexington Drive
Haywards Heath, RH16 3UN

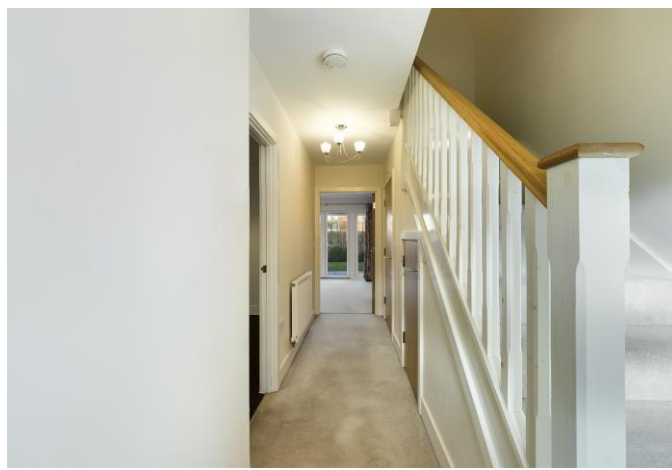
■ ■ ■ Mark Revill & Co

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£335,000

This excellent 2 double bedroom mid terrace family home was built to a very high standard in approximately 2012 by Linden Homes. The bright and well proportioned accommodation benefits from gas fired central heating to radiators, double glazing throughout and solar roof tiles. The main bedroom enjoys the benefit of a large en suite shower room and on the ground floor there is a fully fitted kitchen/dining room with integrated appliances including oven and hob, fridge/freezer, dishwasher and washing machine and the sitting room overlooks the rear garden which is fully enclosed and mainly laid to lawn. To the front of the property there is 1 allocated parking space and a small front garden. The property is offered with vacant possession and is presented in good decorative order.

Situated in this convenient location just a few minutes' walk of a local parade of shops and several well regarded schools. Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) as is the town centre with its wide range of shops and array of restaurants. The picturesque village of Lindfield is also close at hand whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores



are also easily accessible. The A23 lies about 5 miles to the west of the town providing a direct route to the motorway network, Gatwick International Airport is approximately 14.5 miles to the north and the cosmopolitan city of Brighton and the south coast is 15 miles to the south.

GROUND FLOOR

Covered Entrance Outside light. uPVC front door with glazed side panel leading to:

Entrance Hall Coats hanging space. Radiator. Stairs to first floor. Deep understairs storage cupboard with electric fuse box.

Cloakroom Comprising low level wc with concealed cistern, pedestal wash basin with chromium monobloc tap. Radiator. Extractor fan. Ceiling downlighters.

Fully Fitted Kitchen/Dining Room 17'1" x 7'6" (5.21m x 2.29m) Extensively fitted with integrated appliances comprising **fridge/freezer**, **dishwasher** and **washing machine**. **4 burner gas hob** set in brushed stainless steel top with matching canopy with light and filter over, Zanussi **fan assisted electric oven beneath**. Single drainer stainless steel sink unit with monobloc chromium mixer tap. Base units comprising cupboards and drawers plus further 6 matching eye level wall cupboards, one of which houses the Potterton gas fired boiler for domestic hot water and central heating. Ample work surfaces. Radiator. Ceiling downlighters. Space for dining room table and chairs.

Sitting Room 14'4" x 11'4" (4.37m x 3.45m) 2 radiators. TV aerial point. Telephone point. Double glazed French doors opening onto and overlooking the rear patio and garden.

FIRST FLOOR

Landing Deep airing cupboard with Mega-flo hot water tank and shelving. Hatch to loft space.

Bedroom 1 14'4" x 10'5" (4.37m x 3.18m) 2 windows overlooking the rear. TV aerial point. Telephone point. Radiator.

En Suite Shower Room Double walk-in shower with chromium central control, adjustable shower head, fully tiled walls, wash basin with chromium monobloc tap, low level wc with concealed cistern. Ladder radiator. Part tiled walls. Extractor fan. Ceiling downlighters.

Bedroom 2 10'8" x 8'5" (3.25m x 2.57m) 2 windows overlooking the front garden. TV aerial point. Radiator.

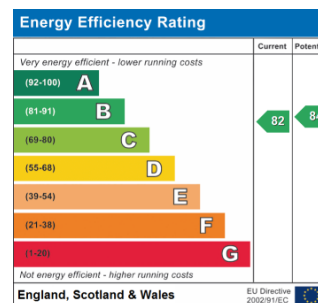
Family Bathroom Suite comprising panelled bath with chromium taps and shower over with adjustable head, wash basin with chromium monobloc tap, low level wc with concealed cistern. Ladder radiator. Half tiled walls. Extractor fan. Ceiling downlighters.

OUTSIDE

1 Allocated Parking Space Adjacent to the property.

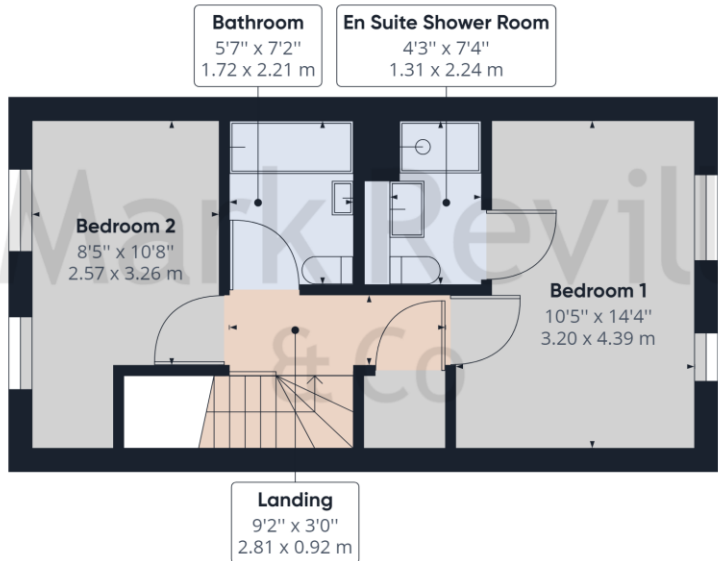
Front Garden Mainly laid to small area with paving.

Rear Garden Arranged mainly as lawn, fully fenced on all sides and approached by a paved patio.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
787.83 ft²
73.19 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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