



66 Priory Way
Haywards Heath, RH16 3LT



Mark Reville & Co

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Guide Price £400,000

This attractive traditionally built semi-detached house offers bright, spacious and well planned accommodation having the benefit of gas central heating and double glazing. The property has been completely redecorated throughout and incorporates 3 good size bedrooms, bathroom, separate wc, a fine sitting and dining room (22'4 in length) and a kitchen complete with appliances. There is an integral garage approached by a private drive and the attractive west facing rear garden extends to about 60 feet in length, arranged with a paved terrace and lawn with summerhouse and potting shed.

Situated in this much favoured convenient location within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants, the Dolphin Leisure centre, Waitrose and Sainsbury's superstores and to several well regarded schools catering for all age groups. Haywards Heath mainline station is also close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north, the cosmopolitan city of Brighton and the coast is



just over 15 miles 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

Entrance Hall Double glazed panelled front door. Double glazed window. Wood effect laminate flooring. Glazed panelled door to:

Sitting and Dining Room 22'4" x 12' (6.81m x 3.66m) narrowing to 9' (2.74m). Tiled fireplace with decorative wooden surround, polished stone hearth. TV aerial point. Radiator with decorative cover. Double glazed window. Wood effect laminate flooring. Double glazed sliding door to rear garden. Door to stairs.

Inner Lobby Good size under stairs storage cupboard. Archway to:

Kitchen 11'3" x 7'4" (3.43m x 2.24m) Inset enamel sink with mixer tap, adjacent work surface, cupboards, drawers and **washing machine** under. Good range of wall cupboards including 2 with glazed doors. Further worktop with **fridge** and **tumble dryer** beneath. Built-in **electric oven**, **4 ring halogen hob** with brushed steel extractor hood over. Good size understairs storage cupboard. Double glazed window. Radiator. Wood effect laminate flooring. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Decorative stair balustrade. Double glazed window.

Bedroom 1 11'10" x 10'8" (3.61m x 3.25m) Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 10'8" x 10'3" (3.25m x 3.12m) Built-in slatted shelved airing cupboard housing radiator. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 3 9'6" x 8'10" (2.90m x 2.69m) Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with traditional mixer tap and shower attachment, tiled surround, folding glazed shower screen, pedestal basin with mixer tap, tiled splashback. 2 double glazed windows. Radiator. Vinyl flooring.

Separate wc Close coupled suite. Double glazed window. Vinyl flooring.

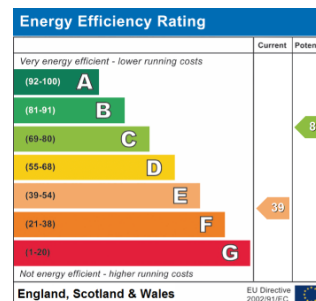
OUTSIDE

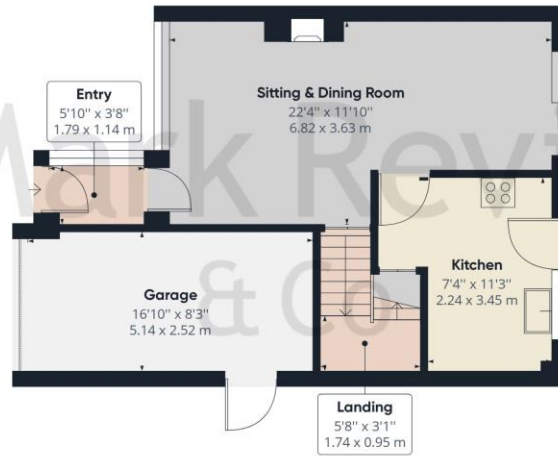
Integral Garage 17' x 7'11" (5.18m x 2.41m) Light and power points. Side door.

Own Drive

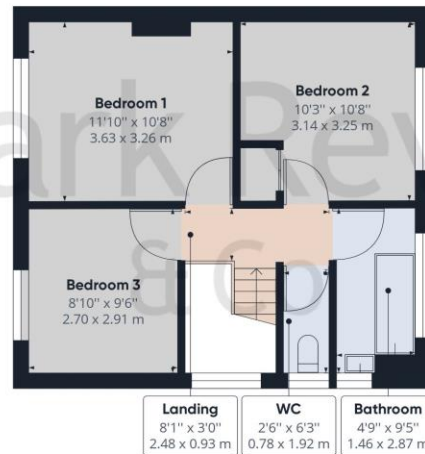
Front Garden Neatly laid to lawn enclosed by clipped box hedging. Paved side access with gate.

West Facing Rear Garden About 60 feet (18.29m) in length x 25'9 feet (7.85m) in width. Arranged with paved terrace adjacent to the house, paved path with herbaceous bed to one side, adjacent lawn with trellis fence and pergola. **Timber summerhouse** and **potting shed**. Area at the far end suitable as a vegetable garden. Water tap. The garden is fully enclosed by timber fencing.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

957.85 ft²
88.99 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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