



**4 Hazel Grove Walk**  
Haywards Heath. RH17 7GF

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Guide Price £400,000

This excellent recently built mid terrace house of just three offers bright and extremely well presented accommodation having the benefit of gas central heating and double glazing. This delightful home has the remainder of a the 10 year NHBC warranty and incorporates 3 bedrooms, luxury en-suite shower room to the main bedroom, bathroom, downstairs cloakroom, a fine sitting room and a stylish comprehensively fitted kitchen/diner complete with appliances. There is a garage with adjacent parking space/drive and the delightful south facing fully enclosed rear garden extends to about 34 feet in length arranged with a good size paved sun terrace and level lawn with shed and several timber built flower/shrub planters.

Hazel Grove Walk occupies a much favoured quiet location on the south eastern edge of Haywards Heath close to Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town also offers several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies 6.4 miles to the west via the recently opened



bypass, Gatwick Airport is just over 15 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 natural venue for countryside walking.

## GROUND FLOOR

**Porch** Composite front door to: **Hall** Radiator. Karndeane wood effect flooring. Stairs to first floor.

**Sitting Room** 13'11" x 12'1" (4.24m x 3.68m) A fine room with painted part panelled walls. TV/Satellite/FM aerial points. Telephone/internet point. Double glazed window. Karndeane wood effect flooring. Door to:

**Inner Lobby** Good size under stairs coats/storage cupboard. Karndeane wood effect flooring.

**Cloakroom** Low level wc with concealed cistern with tiled surround, basin with single lever mixer tap, cupboard beneath, tiled splashback. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Karndeane wood effect flooring.

**Kitchen/Dining Room** 15'6" x 9'4" (4.72m x 2.84m) Comprehensively fitted with excellent range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent work surfaces and upstands, cupboards, drawers, integrated dishwasher and washing machine beneath. Built-in brushed steel electric oven, matching 4 ring gas hob and extractor hood over. Good range of wall cupboards. Integrated tall fridge and freezer. Wall cupboard housing Ideal gas combination boiler. Work top lighting. Ample space for dining table. Extractor fan. Ceiling downlighters. Part tiled walls. Karndeane wood effect flooring.

## FIRST FLOOR

**Landing** Hatch to loft space. Radiator.

**Bedroom 1** 9'8" x 9'3" (2.95m x 2.82m) Large recess suitable for wardrobes. Wall mounted central heating & hot water timer control. TV/Satellite/FM aerial points. Double glazed window. Radiator.

**En-suite Shower Room** White suite comprising fully tiled glazed shower, pedestal basin with single lever mixer tap, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Part tiled walls. Karndeane tiled effect flooring.

**Bedroom 2** 10'9" x 8'8" (3.28m x 2.64m) Enjoying distant views to the South Downs. Double glazed window. Radiator.

**Bedroom 3** 11'8" x 6'6" (3.56m x 1.98m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent electric shower fitment over, glazed screen, inset basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Karndeane wood effect flooring.

## OUTSIDE

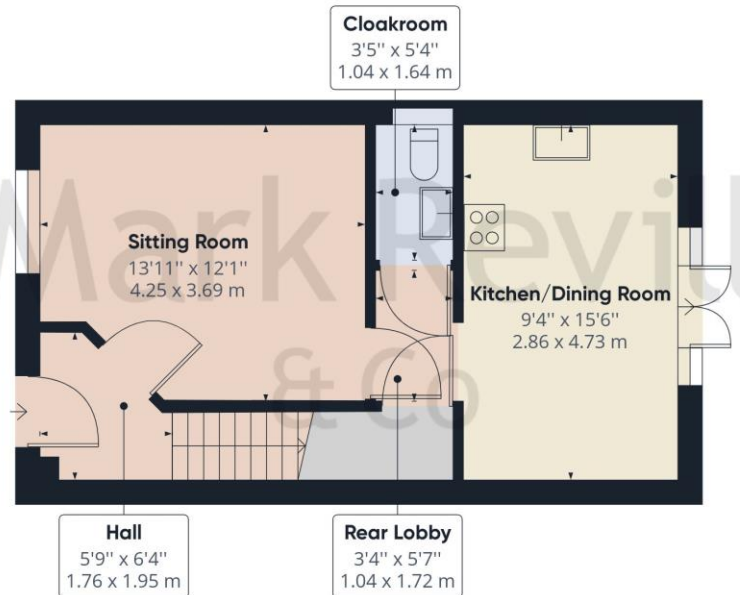
**Garage** 19'9" x 10'0" (6.02m x 3.05m) With up and over door. Rear door. **Adjacent Parking Space/Drive**

**Attractive South Facing Rear Garden** About 34 feet (10.36m) in length. Arranged with paved sun terrace adjacent to the house flanked by two L shaped timber shrub planters, one containing a small fish pond, level lawn, adjacent path with 2 timber flower planters. Timber shed. Outside light and water tap. Rear access gate. The garden is fully enclosed with close boarded fencing.

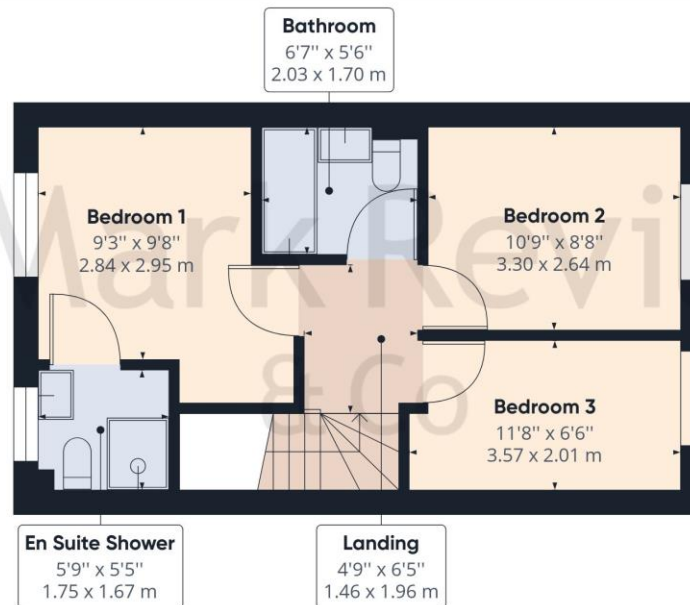
**Estate Maintenance** £320 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

803.83 ft<sup>2</sup>

74.68 m<sup>2</sup>

(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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

