



55 Wealden Way
Haywards Heath, RH16 4DD

■ ■ ■ Mark Revill & Co

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Offers in the Region of £410,000

This excellent semi detached house has been thoughtfully extended creating spacious and versatile accommodation specifically designed to suit a disabled person. The house has the benefit of gas central heating and double glazing, on the first floor there are 3 bedrooms (two with wardrobes) and a bathroom and on the ground floor there is a fully enclosed porch, good size sitting room, separate dining room, fitted kitchen complete with appliances, ground floor bedroom and a shower/utility room. There is an attached garage approached by a private block paved drive and an easily managed L shaped paved rear garden.

Situated in this much favoured established location just a short walk to the town centre with its wide range of shops including The Broadway with its array of restaurants and to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are nearby and there are several well regarded schools in the locality catering for all age groups. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Fully Enclosed Entrance Porch Attractive double glazed front door. Double glazed window. Double glazed door to:

Hall Radiator. Stairs to first floor.

Sitting Room 16'8" x 11'8" (5.08m x 3.56m) Wall mounted pebble effect electric fire. Understairs coats/storage cupboard with shelving and light point. TV aerial point. Fitted dresser unit with storage cupboard and open book/display shelving over. Ceiling downlighters. Double glazed window. Radiator. Door to:

Dining Room 13'8" x 8'2" (4.17m x 2.49m) Double aspect with double glazed door to rear garden. Double glazed roof lantern. 2 radiators.

Kitchen 9'4" x 6'10" (2.84m x 2.08m) Fitted with attractive range of units with laminate worktops and matching splashbacks comprising inset composite bowl and a half sink with mixer tap, adjacent worktop with cupboards and integrated Smeg brushed steel **dishwasher** beneath. Belling brushed steel **electric cooker** with Smeg brushed steel extractor hood over. Matching worktop, cupboard, integrated **fridge**, drawers and storage space under. Excellent range of wall cupboards, further wall cupboards. Wall mounted Ideal gas boiler with central heating and hot water time control. Worktop lighting. Double glazed window. Tiled floor.

Bedroom 4 13' x 9'1" (3.96m x 2.77m) Double aspect. Double glazed picture window. Radiator. Double glazed sliding doors and side screen to rear garden.

Shower/Utility Room 10'11" x 4'3" (3.33m x 1.30m) Fully tiled walls. Glazed shower cubicle with Mira electric fitment, basin, close coupled wc. Plumbing for washing machine and space for tumble dryer. Heated chromium towel warmer with inset radiator. Extractor fan. Double glazed window. Non slip tiled floor.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Good size wardrobe/storage cupboard over stairwell. Hatch to loft space.

Bedroom 1 11'11" x 8'9" (3.63m x 2.67m) Excellent range of furniture comprising 3 double wardrobes, adjacent tall corner shelved unit and chest of drawers. TV aerial point. Double glazed window. Radiator.

Bedroom 2 10'6" x 8'8" (3.20m x 2.64m) Built-in double and single wardrobe with mirror doors. TV aerial point. Ceiling downlighters. Double glazed window. Radiator.

Bedroom 3 7'7" x 6'5" (2.31m x 1.96m) Double glazed window. Radiator.

Bathroom White suite with period style chromium fittings comprising bath with traditional mixer tap and telephone style shower attachment, pedestal basin, close coupled wc. Shaver point. Large wall mirror. Double glazed window. Radiator. Fully tiled walls. Vinyl flooring.

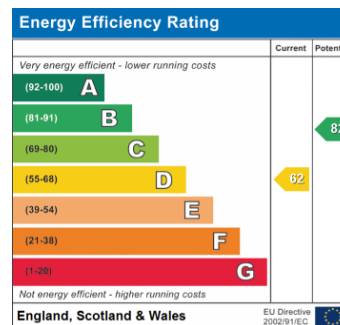
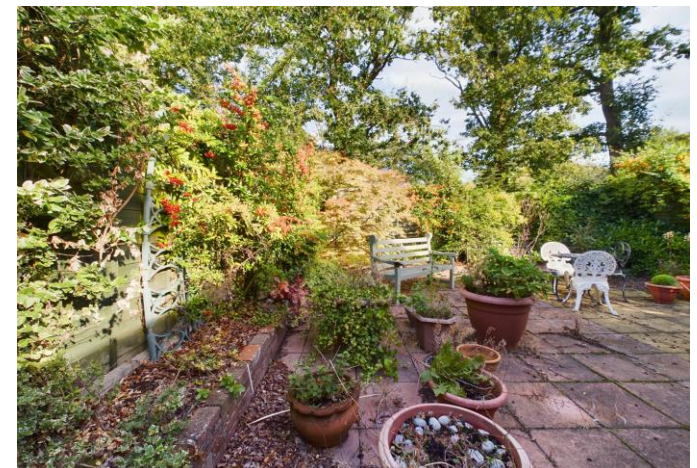
OUTSIDE

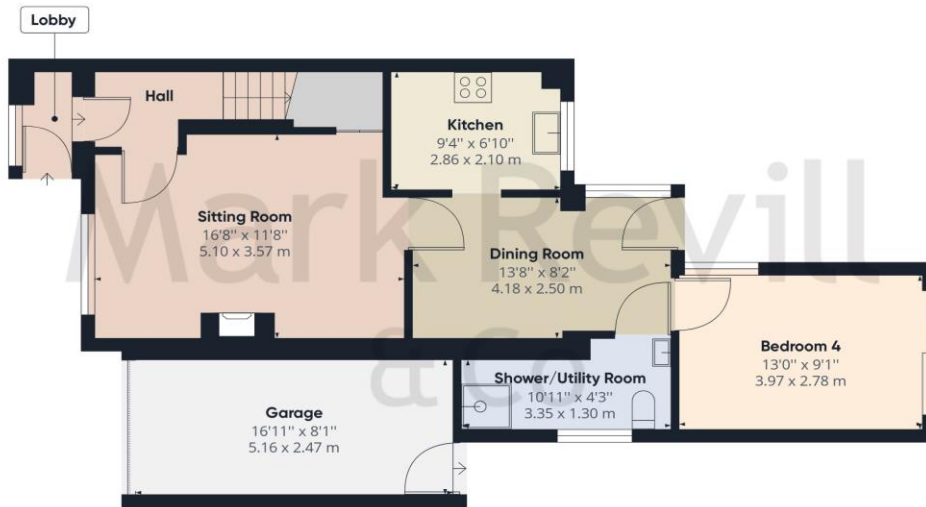
Attached Garage 16'11" x 8'1" (5.16m x 2.46m) Up and over door. Light and power points. Gas and electric meters. Double glazed rear door.

Private Drive Block paved.

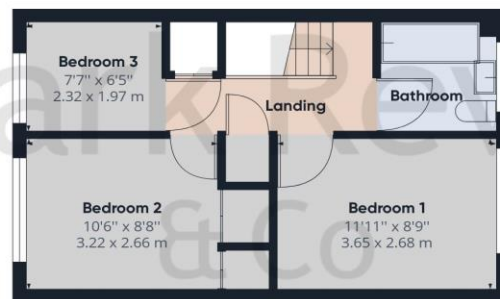
Front Garden Part block paved and part filled with stone chippings. Sloping concrete entrance path with handrail.

Paved Rear Garden L shaped, extending to a maximum of 36 feet (10.97m) in length narrowing to 17 feet (5.18m). Raised flower/shrub borders on two sides with brick retaining walls containing a variety of plants and shrubs including acer, jasmine, etc. Outside lights. Water tap.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1108.28 ft²
102.96 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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