



**7 Ryecroft**  
Haywards Heath, RH16 4NW



Mark Revill & Co



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**Guide Price £300,000**

This excellent terraced house offers bright and well designed accommodation having the benefit of gas fired central heating and double glazing. This delightful home incorporates 2 bedrooms, bathroom and a splendid open plan living room with fitted kitchen complete with oven and hob. There is an allocated car parking space close by and the rear garden extends to about 30 feet in length arranged with a paved terrace, raised lawn with timber shed.

Ryecroft is a small cul-de-sac lying immediately off Wood Ride in this popular convenient location just a short walk via a footpath adjacent to the house to Victoria Park with its tennis courts and the town centre with its wide range of shops and The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) as is the Dolphin Leisure centre, Sainsbury's and Waitrose superstores. There are several well regarded schools in the locality catering for all age groups and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.7



miles to the north, Brighton and the coast is 14.4 miles to the south whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Porch** Outside light. Double glazed front door to:

**Hall** Radiator. Wood effect laminate flooring. Stairs to first floor.

**Open Plan Living Room with Kitchen** 22'7" x 10'11" (6.88m x 3.33m)

**Living Room** Under stairs cupboard. Telephone/internet point. Large double glazed window to front. Radiator. Wood effect laminate flooring.

**Kitchen** Inset stainless steel sink with mixer tap, adjacent L shaped worktop and peninsula breakfast bar, cupboards and appliance space beneath. Recess for fridge/freezer. Range of wall cupboards. Cupboard housing electric meter. Trip switches. Matching worktop, cupboards and drawers under. Built-in brushed steel **electric oven**, brushed steel **4 ring gas hob** and extractor hood over, further wall cupboards, one housing Worcester gas combination boiler. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

## FIRST FLOOR

### Landing

**Bedroom 1** 10'11" x 7'7" (3.33m x 2.31m) Overlooking rear garden. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window. Radiator.

**Bedroom 2** 10'11" x 5'7" (3.33m x 1.70m) Plinth over stairwell. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent Triton electric shower over, pedestal basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Hatch to loft space. Part fully tiled walls. Vinyl flooring.

## OUTSIDE

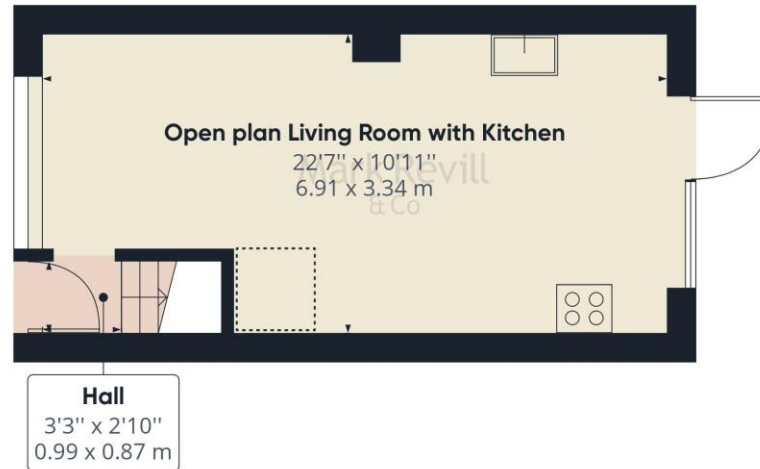
**Allocated Car Parking Space No.7** Located at the entrance to Ryecroft.

**Front Garden** Laid to lawn with established shrub, central rose and azalea, clipped variegated hedge to front boundary. Entrance path.

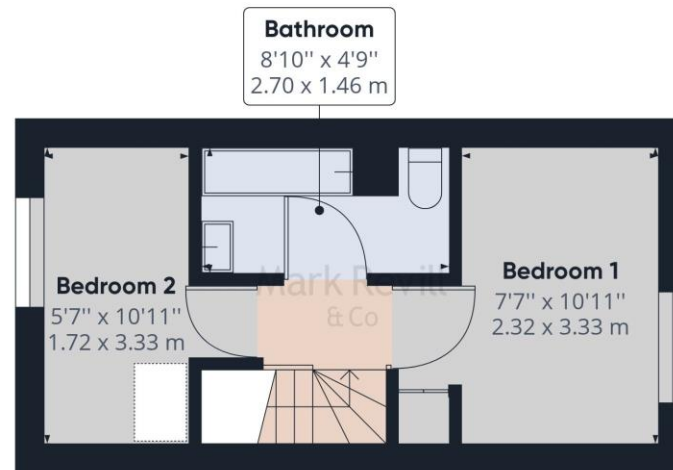
**Rear Garden** About 30 feet (9.14m) in length. Arranged with a paved sun terrace adjacent to the house, pebble filled border. Step to raised lawn with timber retaining wall. Timber shed. The garden is fully enclosed with timber fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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>**

471.98 ft<sup>2</sup>

43.85 m<sup>2</sup>

**Reduced headroom**

9.57 ft<sup>2</sup>

0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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