



68 Turners Mill Road
Haywards Heath, RH16 1NJ



Mark Revill & Co

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Guide Price £450,000

This excellent end of terrace town house offers bright and extremely spacious accommodation arranged over three floors. This splendid home has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, bathroom, a superb double aspect living room with large picture windows, spacious fitted kitchen/breakfast room and a downstairs cloakroom. There is an integral garage approached by a private block paved drive offering parking for 2 vehicles and a particular feature is the delightful well tended rear garden arranged with a paved terrace, lawn and established well stocked herbaceous borders.

Turners Mill Road occupies a much favoured established location lying between Harlands Road and Penland Road just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School, Haywards Heath Sixth Form College, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all within the immediate vicinity, whilst Blunts Wood Nature Reserve is close at hand offering good local walks. The town centre is within easy reach offering a wide range of shops as is The Broadway with its array of restaurants whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.5 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Hall Approached by attractive double glazed composite front door. Radiator. Wood effect laminate flooring.

Cloakroom White suite comprising close coupled wc and basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Double glazed window. Tiled floor.

Inner Hall Good size understairs recess. 2 radiators. Wood effect laminate flooring. Open tread staircase to first floor.

Kitchen/Dining Room 9' x 7' (2.74m x 2.13m) in kitchen area. 10'11" x 7'6" (3.33m x 2.29m) in dining area. Comprehensively fitted with an excellent range of white high gloss fronted units comprising inset stainless steel double bowl sink with mixer tap, adjacent L shaped worktop, cupboards and drawers under. Recess for cooker with gas point, brushed steel extractor hood over. Matching L shaped worktop, cupboards, drawers and appliance space with plumbing for dishwasher under. Range of wall cupboards. Further range of wall cupboards. Ceiling downlighters. Double glazed window. Wood effect laminate flooring. Double glazed sliding door to rear garden.

FIRST FLOOR

Living Room 25'11" x 15'4" (7.90m x 4.67m) A splendid double aspect room with double glazed picture window to front and rear. TV aerial point. Open tread staircase to:

TOP FLOOR

Landing Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Hatch to loft space.

Bedroom 1 11'2" x 9'8" (3.40m x 2.95m) Built-in double wardrobe. Triple glazed window. Radiator.

Bedroom 2 10'5" x 9'8" (3.18m x 2.95m) Built-in wardrobe. Triple glazed window. Radiator.

Bedroom 3 8' x 5'6" (2.44m x 1.68m) Triple glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, fully tiled surround, independent shower with overhead and hand held fittings, glazed screen, pedestal basin with mixer tap, tiled splashback, close coupled wc. Wall cupboard with mirror doors. Heated chromium ladder towel warmer/radiator. Triple glazed window. Natural timber floor.

OUTSIDE

Integral Garage 16'8" x 7'6" (5.08m x 2.29m) Double doors. Light and power points.

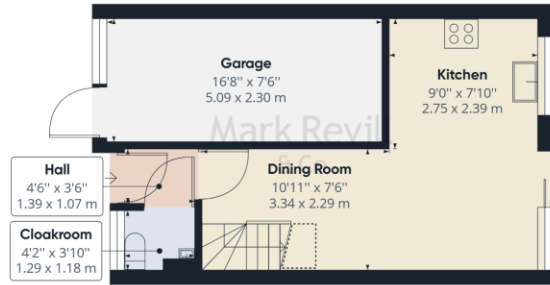
Long Block Paved Drive Offering parking for 2 vehicles.

Front Garden Neatly laid to lawns, shrub bed and outside store. Side access with gate to:

Delightful Rear Garden About 52 feet (15.85m) in length. Arranged mainly as well tended lawn with shaped herbaceous borders on either side containing a wide variety of established shrubs, small trees and bushes including acers, clematis. Paved sun terrace adjacent to the house. Timber shed. The garden is fully enclosed by timber fencing and a mixed clipped hedge.



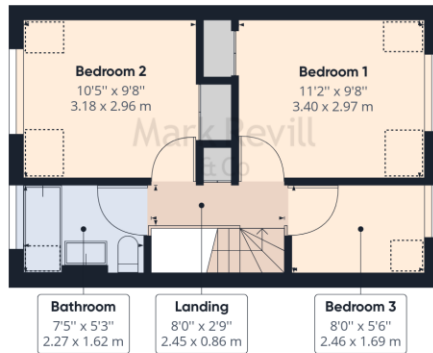
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1123.84 ft²
104.41 m²

Reduced headroom

40.79 ft²
3.79 m²

(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.

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