



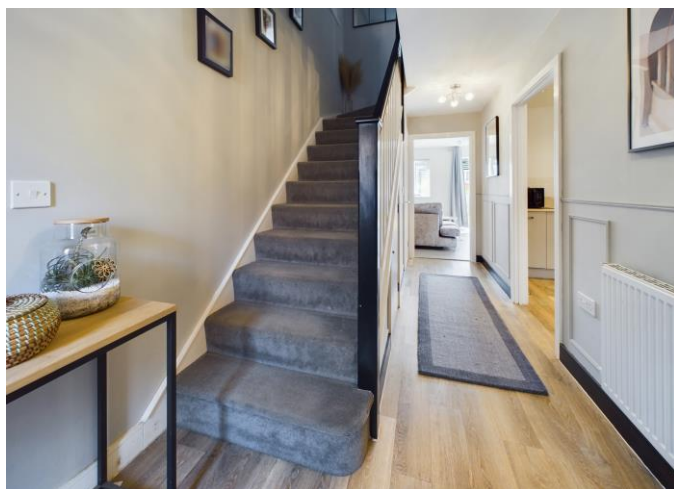
21 Ruppell Rise
Haywards Heath, RH16 4AS

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£375,000

This excellent recently built end of terrace house offers bright and stylish accommodation having the benefit of gas central heating and double glazing. This delightful home incorporates 2 double bedrooms, a modern bathroom, downstairs cloakroom, good size south facing living room with doors opening to the garden and a comprehensively fitted kitchen/breakfast room complete with appliances. There is an allocated parking space to the front and the fully enclosed rear garden arranged mainly as lawn enjoys a favoured southerly aspect.

Situated on the southern edge of the town close to a Sainsbury's Local and the Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure centre, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 15.8 miles to the north, the cosmopolitan city of Brighton and the coast is 12.8 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. Composite panelled front door and double glazed side screen to:

Hall Built-in coats/store cupboard. Understairs cupboard. Radiator. Panelled walls. Luxury wood effect vinyl flooring. Stairs to first floor.

Cloakroom White suite comprising close coupled wc, pedestal basin with single lever mixer tap and tiled splashback. Extractor fan. Radiator. Luxury wood effect vinyl flooring.

Living Room 13'7" x 11'4" (4.14m x 3.45m) Enjoying a favoured southerly aspect with double glazed casement doors to sun terrace and rear garden. TV aerial point. Double glazed window. Radiator. Wood effect vinyl flooring.

Excellent Kitchen/Breakfast Room 16'4" x 6'7" (4.98m x 2.01m) Comprehensively fitted with a quality range of high gloss fronted units with silestone work surfaces and upstands comprising inset stainless steel sink with flexi mixer tap, adjacent L shaped worktop, cupboards, drawer, integrated **dishwasher** and **washing machine** beneath. Built-in brushed steel **electric oven**, matching **4 ring gas hob**, splashback and concealed extractor hood over, flanked by wall cupboards. Integrated tall **fridge** and **freezer**. Island unit with wood effect laminate top/breakfast bar, drawers beneath. Double glazed window. Radiator. Ceiling downlighters. Luxury wood effect vinyl flooring.

FIRST FLOOR

Landing Hatch to loft space. Deep built-in storage cupboard housing Ideal gas combination boiler. Double glazed window. Radiator.

Bedroom 1 13'6" x 9'11" (4.11m x 3.02m) TV aerial point. Double glazed window. Radiator.

Bedroom 2 13'7" x 10'6" (4.14m x 3.20m) Plinth over stairwell, ideal base for wardrobe/cupboard. 2 double glazed windows. Radiator.

Bathroom White suite comprising bath, mixer tap and shower attachment, glazed screen, pedestal basin with single lever mixer tap, close coupled wc. Wall cabinet with mirror doors. Extractor fan. Heated ladder towel warmer/radiator. Ceiling downlighters. Wood effect vinyl flooring.

OUTSIDE

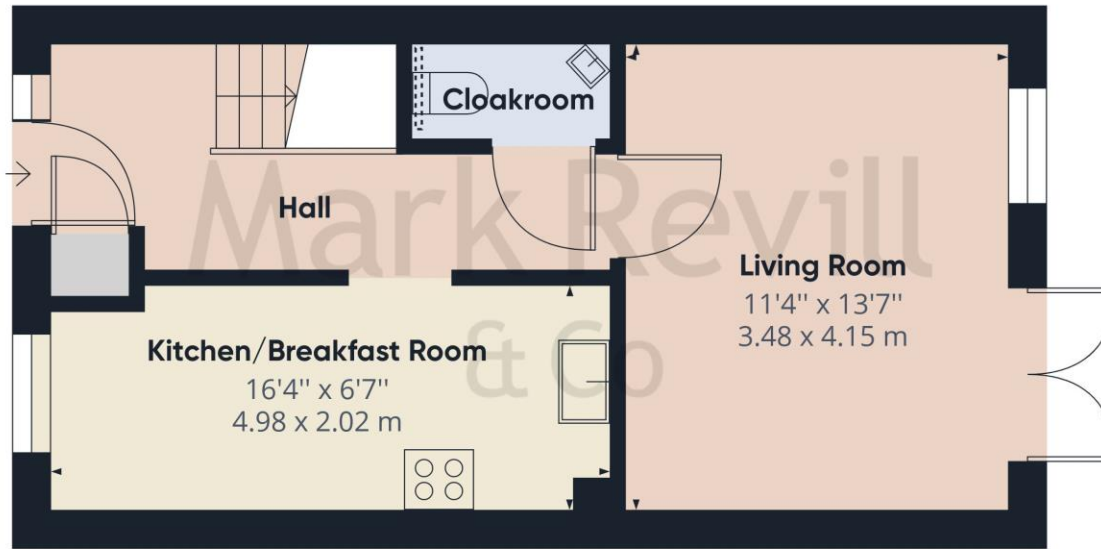
Allocated Car Parking Space No. 14. Located at the front of the property.

Ample Visitors Parking

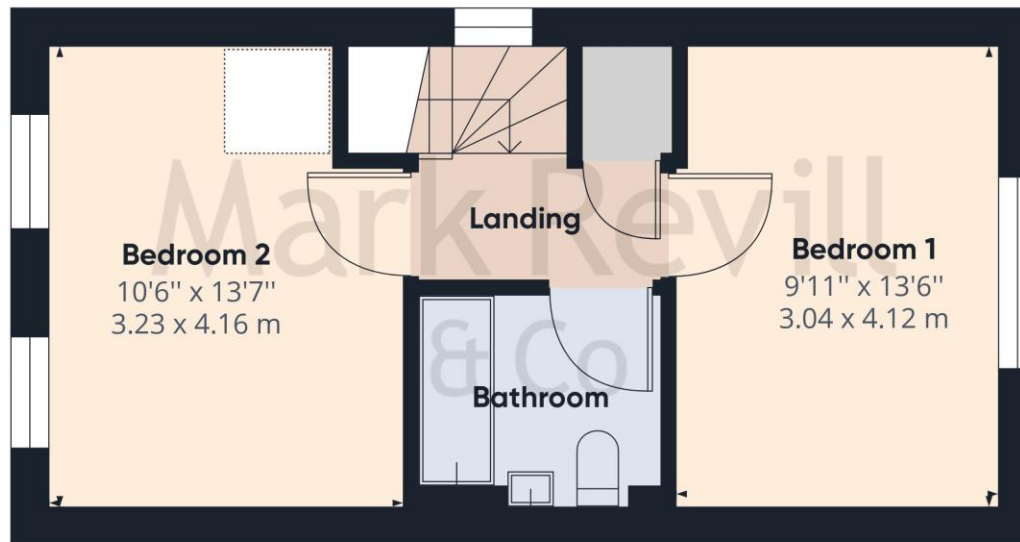
South Facing Rear Garden About 30 feet (9.14m) in length. Arranged mainly as lawn with paved sun terrace adjacent to the house. Water tap. Outside light. The garden is fully enclosed by timber fencing. Gate to side access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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



Approximate total area⁽¹⁾

719.42 ft²
66.84 m²

Reduced headroom

0.66 ft²
0.06 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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