



3 Dellney Avenue
Haywards Heath, RH16 3LX

   **Mark Reville & Co**

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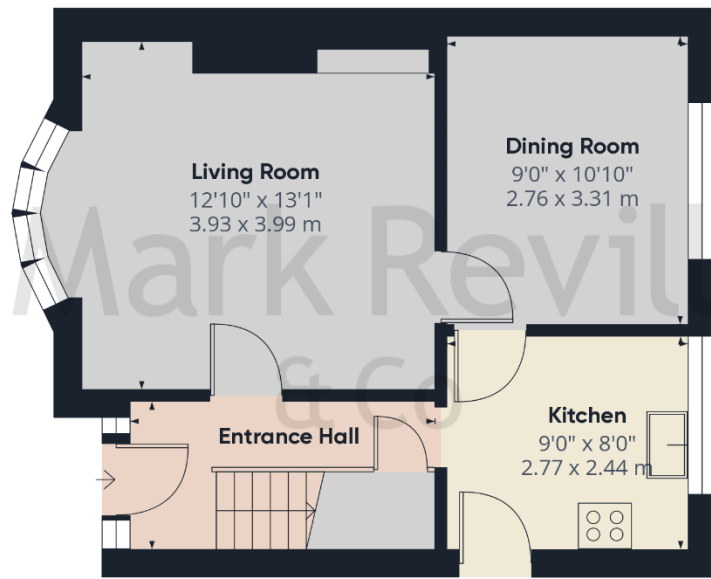
Guide Price £380,000 Freehold

A character 3 bedroom semi-detached family home in a sought-after residential area being sold with vacant possession and requiring modernisation and refurbishment throughout. There is plenty of scope to extend to the rear or side of the property (STPP). The accommodation briefly comprises: Entrance hall with ground floor cloakroom, spacious living room, separate dining room and kitchen. To the first floor there are 3 well-proportioned bedrooms and a family bathroom. The property benefits from gas fired central heating to radiators and double glazed windows throughout. Outside there is a front area of formal garden, private driveway providing off road parking and a detached garage with electric door, power and light. The rear garden offers a high degree of privacy and is fully enclosed arranged with patio area, central area of lawn and well established borders. This home is ideal for families or professionals wishing to renovate/extend their own property and who are seeking convenience and comfort for future years ahead.

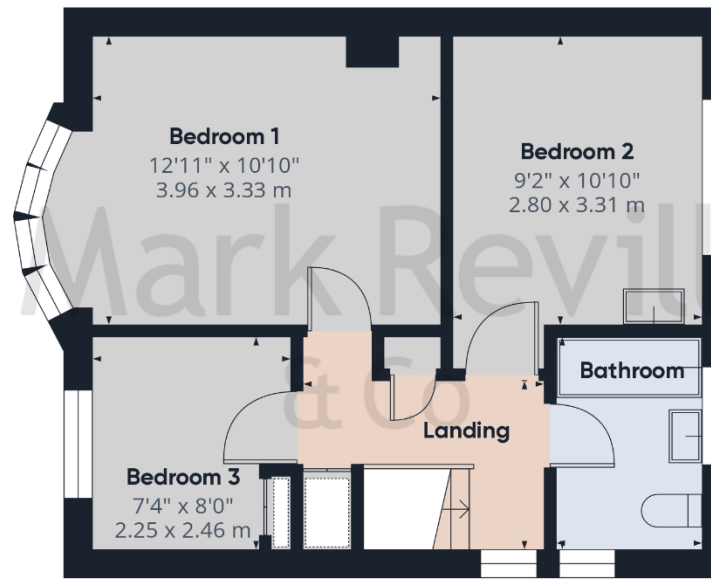
Situated in Dellney Avenue, this home is within easy reach of Haywards Heath town centre, offering a range of shops, cafés, and restaurants. Haywards Heath railway station, providing fast links to London and Brighton, is just a short drive away. Excellent schools, including Lindfield Primary Academy and Oathall Community College, are nearby, while Victoria Park and The Broadway offer great leisure and dining options.



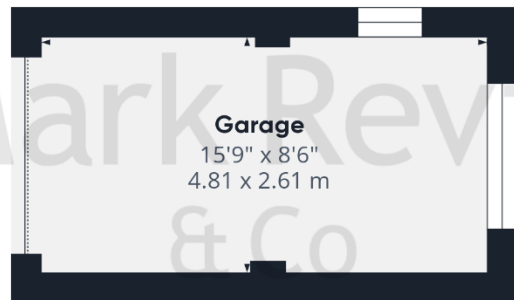




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area[®]

954.11 ft²

88.64 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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