



26 The Pines
Haywards Heath. RH16 3TX

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Offers in excess of £315,000

This attractive end of terrace house has been thoughtfully extended to the ground floor creating a light and contemporary open plan living space. The property has the benefit of gas central heating and double glazing and incorporates 2 bedrooms, bathroom and a splendid open plan living room with comprehensively fitted kitchen and double glazed dining room with bi-fold doors providing access to the rear garden. There are two allocated car parking spaces at the rear and the fully enclosed rear garden enjoys a favoured southerly aspect and extends to about 40 feet in length arranged with paved sun terraces and a central lawn.

The Pines is a small cul-de-sac lying immediately off Cedar Way just a short walk to the well regarded Northlands Wood Primary School, Tesco's Express, chemist and doctor's surgery. Princess Royal Hospital is close at hand and 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, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The



A23 lies about 6 miles to the west via the bypass, Gatwick Airport is 14.6 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

Hall Trip switches. Ample coat hanging space. Telephone point. Wood effect vinyl flooring. Stairs to first floor.

Splendid Open Plan Living Room with Kitchen and Dining Room

Living Room 14'2" x 11'10" (4.34m x 3.61m) TV aerial point. Large understairs recess. Wood effect vinyl flooring.

Kitchen 11'10" x 7'9" (3.63m x 2.39m) Comprehensively fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktop incorporating peninsula unit with cupboards and drawers under. Built-in **electric double oven**, drawers under and cupboard over. Fitted **4 ring induction hob** with glass splashback, extractor hood over flanked by wall cupboards. Tall larder/storage cupboard. Space for upright fridge/freezer. Fitted worktop, cupboard with plumbing for washing machine under. Wide opening to:

Dining Room 10'10" x 8'11" (3.33m x 2.72m) Double glazed vaulted roof with electrically operated openers. Double glazed bi-fold doors to outside.

FIRST FLOOR

Landing Hatch to part floor boarded loft space housing gas combination boiler. Radiator.

Bedroom 1 11'11" x 7'10" (3.65m x 2.39m) Good size wardrobe recess with hanging rails. 2 double glazed windows. Radiator.

Bedroom 2 8'9" x 8'2" (2.69m x 2.49m) 2 double glazed windows. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, basin with mixer tap and cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled floor.

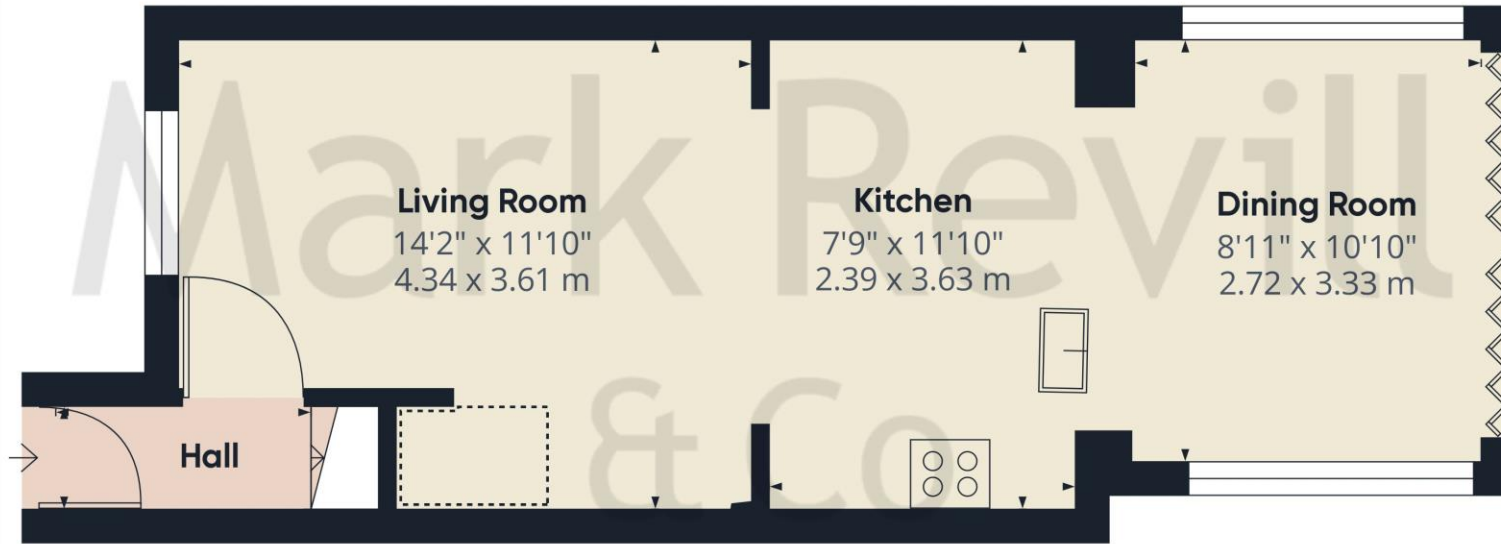
OUTSIDE

2 Allocated Car Parking Spaces Number 25. Located at the rear.

South Facing Rear Garden About 40 feet (12.19m) in length. Arranged as a paved sun terrace, timber retaining walls. Central picket fence to lawn with central path and further paved terrace at far end. The garden is fully enclosed by timber fencing with rear access gate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		69
(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⁾

625.49 ft²
58.11 m²

Reduced headroom

37.89 ft²
3.52 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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