



23 Woodvale Lane
Haywards Heath, RH16 3UQ



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£360,000

This most attractive contemporary end of terrace house built by Linden Homes in 2012 offers a bright, stylish and well designed interior having the benefit of gas central heating, double glazing and solar panels (generating energy to a feed-in tariff). The well presented, spacious accommodation incorporates 2 double bedrooms, a modern bathroom, downstairs cloakroom, a well fitted kitchen complete with appliances and a splendid sitting/dining room with double glazed doors opening to the garden. There is an allocated car parking space at the rear and the most attractive easily managed garden enjoys a favoured westerly aspect, arranged as a paved and stone filled sun terrace with a timber shed at the far end.

Situated in this popular convenient location just a few minutes walk of a local parade of shops and of several well regarded schools and within easy reach of Haywards Heath mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is also close at hand with its wide range of shops and array of restaurants in The Broadway whilst the picturesque village of Lindfield is also within walking distance. The town also offers a modern leisure



complex, a Waitrose and Sainsbury's superstore and several parks. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.8 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 miles to the south whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall Attractive composite front door. Radiator. Wood effect Karndean flooring. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, pedestal basin with single lever mixer tap, tiled splashback. Radiator. Double glazed window. Tiled effect vinyl flooring.

Sitting/Dining Room 17'8" x 13'2" (5.4m x 4.02m) Enjoying a lovely outlook over the rear garden. Good size understairs cupboard housing electric and solar panel meters. TV and FM aerial points. Radiator. Wood effect Karndean flooring.

Kitchen 11' x 6' (3.35m x 1.85m) Well fitted with an attractive range of white high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent worktops, drawers, integrated **dishwasher**, appliance space with plumbing for washing machine beneath. Built-in AEG brushed steel **electric double oven, 4 ring gas hob** and extractor hood over. Range of wall cupboards. Integrated tall **fridge** and **freezer**. Cupboard housing Potterton gas boiler. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Tiled effect vinyl flooring.

FIRST FLOOR

Landing Deep built-in slatted shelved linen/storage cupboard. Hatch to loft space.

Bedroom 1 12' x 13'2" (3.68m x 4.02m) Large recess ideal for wardrobe. 2 double glazed windows, one full length with balustrade. TV and FM aerial points. Radiator.

Bedroom 2 13'1" x 8'10" (4m x 2.7m) 2 double glazed windows. TV and FM aerial points. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with mixer tap and shower attachment, independent shower over, glazed screen, wall mounted basin with mixer tap, wc with concealed cistern. Recess with mirror and useful mantle. Extractor fan. Radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

OUTSIDE

Allocated Car Parking Space Adjacent to the rear garden with gate.

Front Garden Paved with stone filled borders planted with established hydrangeas.

Most Attractive West Facing Rear Garden Easily managed, arranged with paved and stone filled sun terrace with flower bed. 2 young pear trees. **Timber shed** with adjoining box storage and door to rear. The garden is fully enclosed with close boarded fencing with gate to parking space.

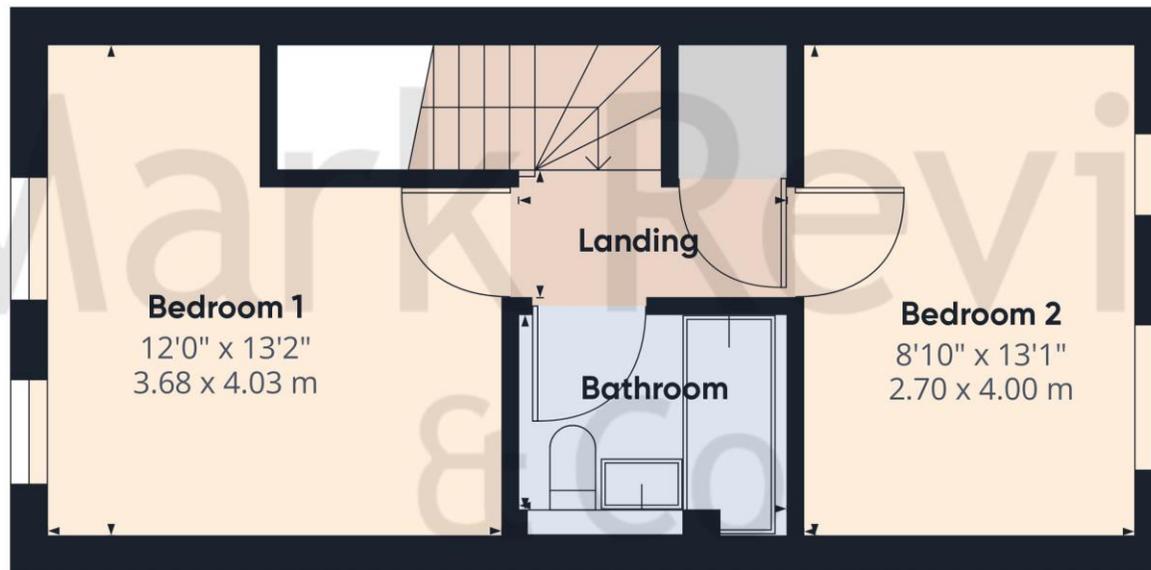
Estate Service Charge Approximately £320 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(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⁾

719.16 ft²

66.81 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.

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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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