



**12 Fairbanks**  
Haywards Heath. RH16 3JN



**Mark Revill & Co**



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£450,000

This most attractive extended end of terrace house occupies a delightful position overlooking a central green just a few minutes walk of the town centre. The bright, spacious and well planned accommodation incorporates 3 bedrooms, bathroom, downstairs cloakroom, a fine sitting room, separate dining/living room and a fitted kitchen/breakfast room. The property has the benefit of gas central heating and double glazing, there is a garage with adjacent parking and the most attractive rear garden is arranged with a paved and stone filled sun terrace plus an additional well kept lawn extending to about 42 feet in length.

Situated in this quiet cul-de-sac in a central location close to the town centre with its wide range of shops and array of restaurants in the nearby Broadway. There are several well regarded schools in the locality catering for all age groups and Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, Waitrose and Sainsbury's superstores and several parks. The A23 lies approximately 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton and the coast is 14.4 miles to





the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

**Entrance Hall** uPVC double glazed front door. Tall storage cupboard. Telephone/internet point. Wood effect laminate flooring. Stairs to first floor.

**Cloakroom** White suite comprising low level wc and basin with tiled surround, cupboard beneath. Double glazed window. Radiator. Ceiling downlighters. Vinyl flooring.

**Sitting Room** 18' x 11'10" (5.43m x 3.62m) A fine room enjoying an outlook over the rear garden. TV aerial point. 2 wall light points. 3 double glazed windows (one high level). 2 radiators.

**Dining/Living Room** 16' x 13'9" (4.76m x 4.20m) Good size understairs cupboard housing gas meter. Fitted book/display shelving unit. 2 wall light points. Double glazed window overlooking the front. Radiator.

**Kitchen/Breakfast Room** 16'9" x 9' (5.13m x 2.64m) Inset stainless steel sink with mixer tap, adjacent L shaped laminate worktop, cupboards and appliance space with plumbing for washing machine and dishwasher beneath. New World **4 ring gas hob**. Built-in Hotpoint **electric double oven**, cupboard under and over. Matching worktop, cupboard, drawers and storage space under. Wall cupboards. Further matching worktop, cupboards and drawers under. Range of wall cupboards. Space for tall fridge/freezer. Wall mounted Worcester gas boiler with time control. 2 double glazed windows. Radiator. Fully tiled walls. Vinyl flooring. Double glazed door to rear garden.  
**Note:** The fridge/freezer, washing machine and dishwasher are available subject to negotiation.

FIRST FLOOR

**Landing** Door on staircase providing access to good size eaves storage. Hatch to loft space. Built-in tall shelved storage cupboard.

**Bedroom 1** 11' x 10' (3.41m x 3.05m) Built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 2** 11' x 8'9" (3.42m x 2.68m) Built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 3** 8' x 7'9" (2.33m x 2.38m) Double glazed window. Radiator.

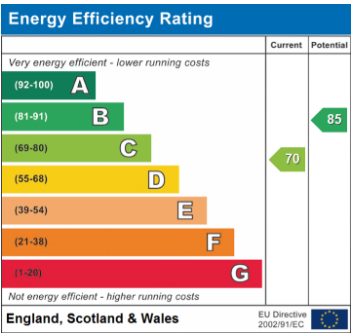
**Bathroom** White suite comprising pine panelled bath with mixer tap and shower attachment, pedestal basin, low level wc. Wall cupboard with mirror doors. Shaver point. Double glazed window. Radiator. Ceiling downlighters. Fully tiled walls. Vinyl flooring.

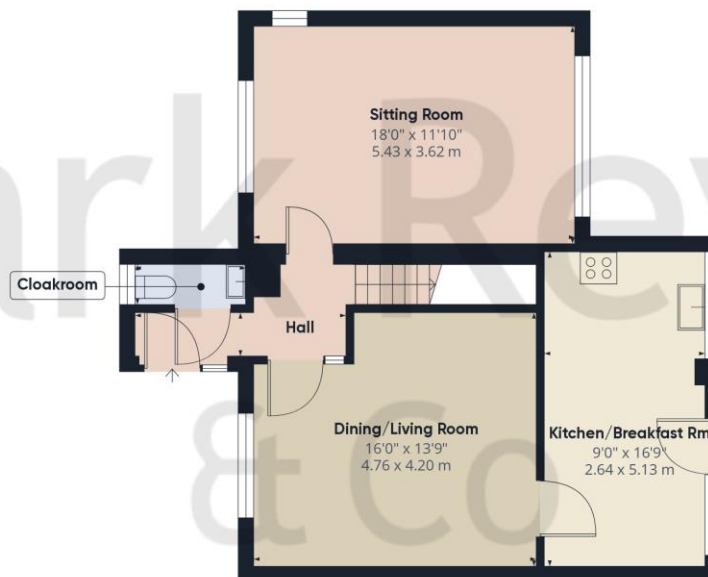
OUTSIDE

**Garage** Located close by. Up and over door. **Adjacent parking space.**

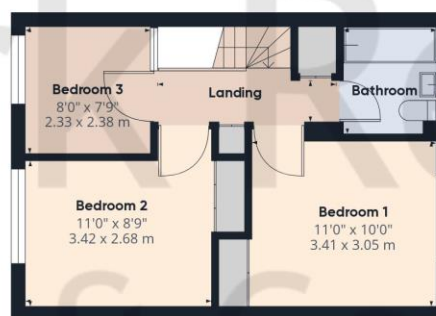
**Front Garden** Neatly laid to lawn with flower borders, clipped laurel hedge to the front boundary. Entrance path and step.

**Attractive Rear Garden** Arranged in two areas with paved and stone filled terrace with established evergreen adjacent to the kitchen and a further garden extending to about 42 feet in length arranged with a paved terrace opening to a well kept lawn with shrub bed at the far end planted with established hydrangea and rhododendrons. Water tap. The garden is fully enclosed by timber fencing.





Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1040.01 ft<sup>2</sup>

96.62 m<sup>2</sup>

(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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