



6 Woodstock Place
Haywards Heath, RH16 3UJ

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Guide Price £425,000

This stylish end of terrace house built by Linden Homes in 2012 has been imaginatively extended into the loft space to create bright and well designed contemporary interior arranged over three floors. The accommodation has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, 3 shower/bathrooms (one en suite shower room to the main bedroom), downstairs cloakroom, fine living room, double glazed garden room, excellent comprehensively fitted kitchen/breakfast room. There is an allocated car parking space and the attractive easily managed rear garden is arranged with an artificial lawn with a paved sun terrace and includes a timber built garden room.

Situated in this popular convenient location just a few minutes walk of a local parade of shops and several well regarded schools. Haywards Heath mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), the town centre is also nearby with its comprehensive range of shops and array of restaurants in The Broadway whilst the picturesque village of Lindfield is within easy reach. The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also in the vicinity and the A23 lies about 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 easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Entrance Porch Composite front door to:

Hall Pull out shelved drawers and storage cupboard understairs. Radiator. Wood effect Karndean flooring.

Cloakroom White suite comprising wc with concealed cistern, shelf over, pedestal basin with adjacent top, tiled splashback. Extractor fan. Ceiling downlighters. Wood effect Karndean flooring.

Living Room 11' x 14'4" (3.35m x 4.37m) TV aerial point. Telephone point. Radiator. Double glazed doors flanked by tall double glazed windows to:

Double Glazed Conservatory 8' x 11'0" (2.44m x 3.35m) Double glazed on three sides with polycarbonate roof and double doors to rear garden. Wood effect laminate flooring.

Kitchen/Breakfast Room 17' x 7'6" (5.18m x 2.29m) Comprehensively fitted with a range of contemporary white fronted units comprising inset stainless steel sink, adjacent work surfaces, cupboards, drawers and integrated **dishwasher** and plumbing for washing machine under. Built-in **electric oven**, fitted brushed steel **4 ring gas hob**, brushed steel splashback and extractor hood over flanked by wall cupboards. Wall cupboard housing Potterton gas boiler. Tall unit incorporating cupboards with drawers beneath. Further worktop/breakfast bar with storage space under, further range of wall cupboards, additional wall cupboards. Work top lighting. Space for large fridge/freezer. Double glazed window. Radiator. Ceiling downlighters. Wood effect Karndean flooring.

FIRST FLOOR

Landing Good size built-in slatted shelved airing cupboard housing Megafluo unvented indirect cylinder. Ceiling downlighters.

Bedroom 1 9' x 12'2" (2.74m x 3.71m) One wall fitted with a range of wardrobes with hanging rails and shelving, floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator.

En-suite Shower Room White suite comprising walk-in fully tiled shower with bi-fold glazed screen, basin with single lever mixer tap, wc with concealed cistern. Useful shelf. Wall cupboard and adjacent mirror. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Vinyl flooring.

Bedroom 2 8' x 7'4" (2.44m x 2.24m) L shaped. Built-in double wardrobe. 2 double glazed windows. Radiator.

Bathroom White suite comprising bath with mixer tap, hand held and overhead shower fittings, wall mounted basin with single lever mixer tap, wc with concealed cistern. Useful tiled shelf. Shaver point. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls, fully tiled around bath. Vinyl flooring.

TOP FLOOR

Landing Double glazed velux window. Ceiling downlighters.

Bedroom 3 11' x 10'10" (3.35m x 3.30m) Eaves storage. Double glazed window. Radiator. Ceiling downlighters.

Bedroom 4 9' x 6'8" (2.74m x 2.03m) Eaves storage. Double glazed window. Radiator. Ceiling downlighters.

Shower Room Fully tiled walk-in shower with overhead and hand held fittings, glazed sliding door and screen, basin with single lever mixer tap, cupboard beneath, moulded surround with adjacent wc with concealed cistern, tiled splashback. Extractor fan. Double glazed window. Ceiling downlighters. Tiled effect Karndean flooring.

OUTSIDE

Allocated Car Parking Space Number 6.

Front Garden With timber decking. Paved path. Wrought iron railing and entrance gate.

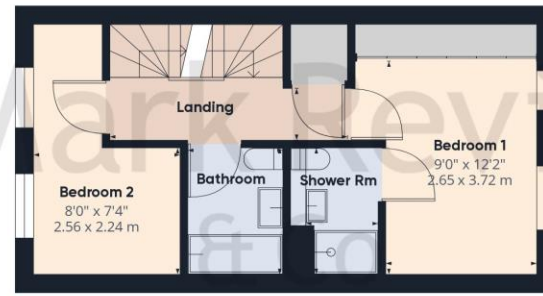
Attractive Rear Garden Arranged with artificial lawn, raised flower borders with paved sun terrace/seating area at the far end. **Timber built garden room** ideally suitable as a home office with power and light. The garden is fully enclosed by timber fencing.

Estate Maintenance £335.44 per annum.





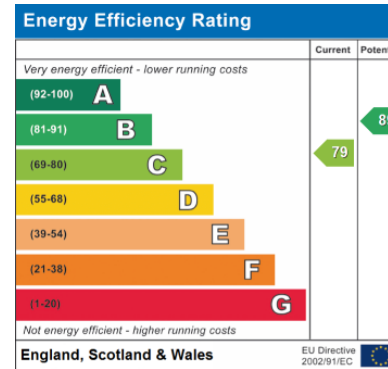
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1147.43 ft²
106.6 m²

Reduced headroom

39.72 ft²
3.69 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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