



**7 Selby Court**  
Haywards Heath. RH16 4PQ



**Mark Revall & Co**

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Guide Price £375,000

This excellent terraced bungalow offers bright and well presented accommodation having the benefit of gas central heating and double glazing. This delightful home incorporates 2 bedrooms, a shower room with white suite, a good size west facing living room, a double glazed garden room and a well fitted kitchen complete with appliances. There is off road parking to the front and the easily managed secluded rear garden is mainly paved with herbaceous beds planted with a variety of established shrubs.

Selby Court is a quiet cul-de-sac lying immediately off Ashenground Road in this popular central location just a short walk to the town centre with its wide range of shops including Marks & Spencer, the Post Office and several coffee shops, The Broadway with its array of restaurants and Haywards Heath mainline station. Victoria Park is close at hand whilst Waitrose and Sainsbury's superstores and the Dolphin Leisure Complex are all within easy reach. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.



Attractive double glazed panelled front door to:

**Entrance Lobby** Useful eye level recess. Port hole window. Radiator. Decorative tiled floor. Glazed panelled door to:

**Living Room** 17' x 12'7" (5.21m x 3.84m) Attractive red brick fireplace with solid wood mantle and quarry tiled hearth. TV aerial point. Telephone/internet points. 2 wall light points. Double glazed window. 2 radiators. Glazed panelled door to inner hall.

**Kitchen** 10' x 7'3" (3.09m x 2.24m) Fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent wood effect laminate work surfaces, cupboards, drawers, wine rack, Bosch **washing machine** and Bosch **dishwasher** under. Built-in **electric oven**, fitted **4 ring halogen hob** with extractor fan over. Good range of wall cupboards and display unit. Tall **fridge/freezer**. Fitted shelving. Double glazed window. Part tiled walls. Tiled floor.

**Inner Hall** Hatch with pull down ladder to loft space. Built-in airing cupboard with slatted shelving, housing wall mounted Worcester gas boiler and pre-insulated hot water cylinder. Wood effect laminate flooring.

**Bedroom 1** 11' x 9'8" (3.40m x 2.96m) Built-in double wardrobe with shelf and hanging rail. TV aerial point. Telephone point. Double glazed window. Radiator.

**Bedroom 2** 10'3" x 8' (3.14m x 2.46m) Double glazed door to:

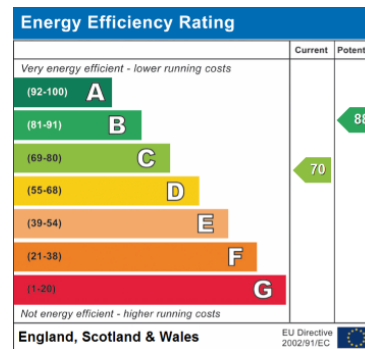
**Double Glazed Garden Room** 8'2" x 7' (2.51m x 2.16m) Polycarbonate roof with fitted ceiling blinds. Tiled floor. Double glazed sliding door to rear garden.

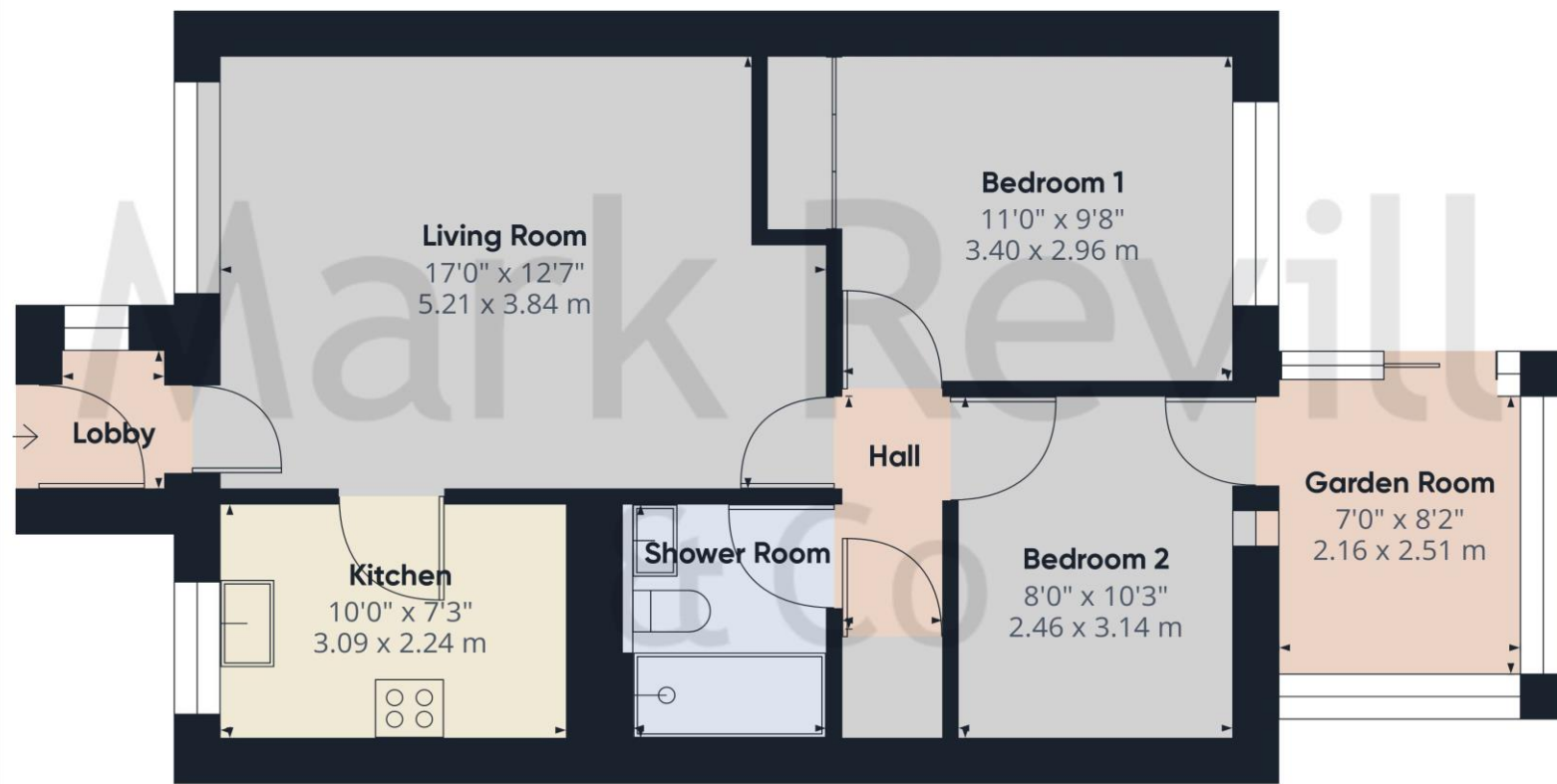
**Shower Room** White suite comprising walk-in shower with Aqualisa fitment and glass screen, close coupled wc, pedestal basin with single lever mixer tap. Wall cupboard with mirror doors. Shaver point. Radiator. Half tiled walls, fully tiled around shower. Tiled floor.

## OUTSIDE

**Off Road Parking at the Front** Block paved. Circular shrub bed and borders planted with colourful shrubs including hydrangea.

**Easily Managed Secluded Rear Garden** Arranged as a paved and stone filled with well stocked herbaceous beds containing a variety of established plants and shrubs including choicer, buddleia, camelia hydrangea, etc. Small timber shed and store. Water tap. The garden is fully enclosed by timber fencing with a mature screening of mature evergreens and hazel tree on the rear boundary proving shelter and seclusion.





Approximate total area<sup>(1)</sup>  
653.37 ft<sup>2</sup>  
60.7 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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