



**43 America Lane**  
Haywards Heath, RH16 3PZ

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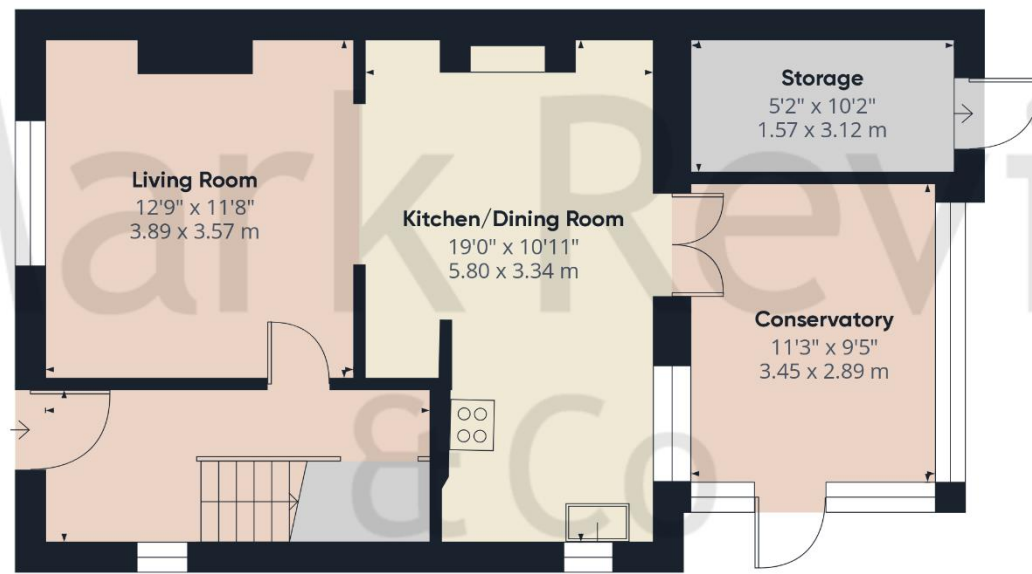
### Guide Price £360,000 Freehold

A 3 bedroom semi-detached house offering great potential and in need of modernisation. The accommodation includes a spacious living room, an open-plan dining room and kitchen, and a conservatory to the rear, ideal for extra living space or enjoying the garden views. Upstairs, there are three bedrooms, a wet room, and a separate wc. Additional features include gas central heating, double glazing, and an outside store for extra storage. The property benefits from a delightful rear garden, providing a peaceful outdoor area, and a long driveway with space for a couple of cars. There is no ongoing chain, making for a straightforward move.

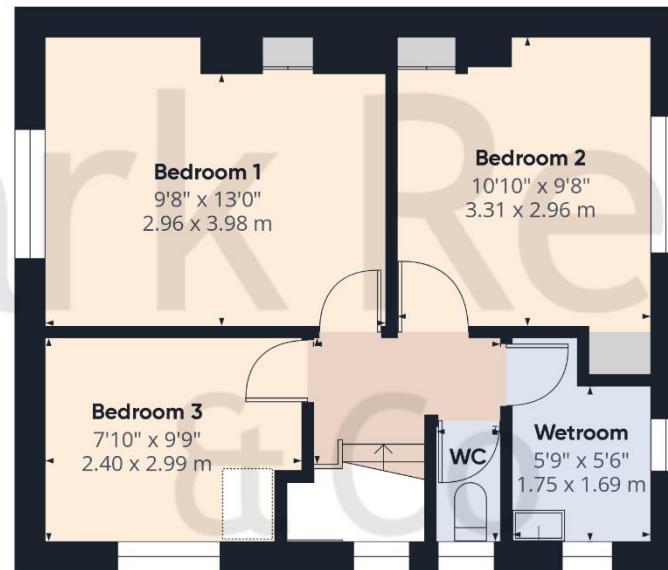
Situated in this popular established location close to a local parade of shops and within a short walk to several well regarded schools catering for all age groups. Haywards Heath town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath also has a modern leisure centre, several parks, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14 miles to the north, the cosmopolitan city of Brighton and the coast is 15.3 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

982.22 ft<sup>2</sup>

91.25 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

**143 South Road**  
**Haywards Heath**  
**West Sussex, RH16 4LY**  
**01444 417714**

[Haywardsheath@markrevill.com](mailto:Haywardsheath@markrevill.com)

 **Mark Revill & Co**