



Touchdown, 2 High Point
Haywards Heath, RH16 3RU

■ ■ ■ Mark Revill & Co

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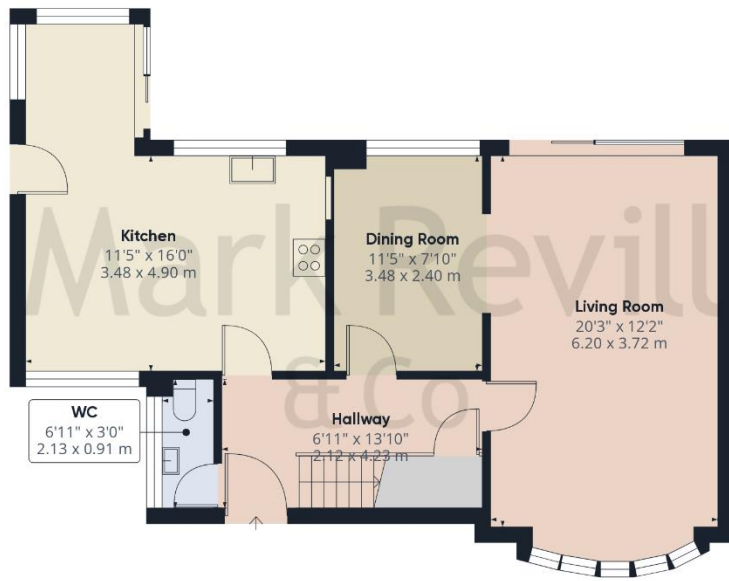
Guide Price £710,000 Freehold

This delightful detached family house occupies a prominent cul de sac location with distant views over the town to Ashdown Forest. The home has been extended to create a triple aspect L shaped kitchen/breakfast/living room, the accommodation continues downstairs with a dining room, large double aspect living room with sliding patio doors to the rear garden and a bow window to the front and a downstairs wc. Upstairs, there is a family bathroom and 4 bedrooms (2 with built in wardrobes, 1 with an en suite shower room and the other with fitted bedroom furniture). To the front, there is a large front garden mainly laid to lawn, a detached 26' long garage approached by a block paved driveway and to the rear is the delightful South/West facing garden is arrange mainly as lawn and established beds and a large patio adjacent to the house. There is scope for further extension if required (subject to obtaining the usual planning consents). The property has the benefit of gas central heating, double glazed windows throughout and is being sold with no ongoing chain.

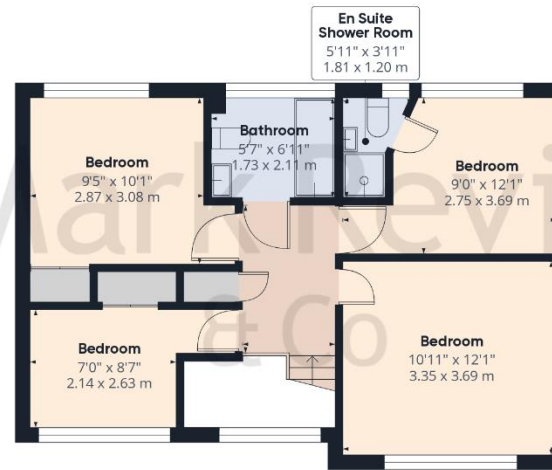
High Point is a quiet cul-de-sac adjacent to Frankton Avenue in this much favoured established location just a short walk to a well regarded primary school, Tesco Express, doctor's surgery, chemist and to Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants, the Dolphin Leisure centre, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 14.7 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



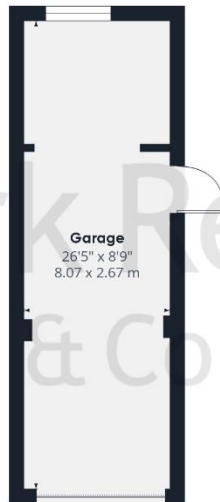




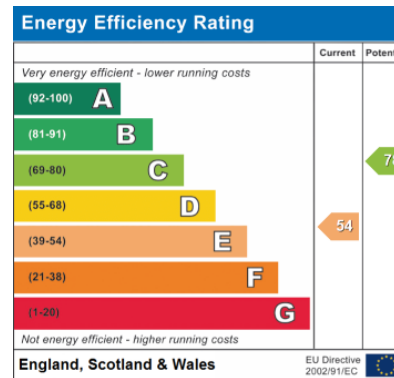
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1470.78 ft²

136.64 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.

Calculations are based on RICS IPMS 3C standard.

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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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