



2 Rowan Close
Haywards Heath, RH16 3RW

■ ■ ■ Mark Reville & Co

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Guide Price £415,000 Freehold

This delightful 3 bedroom semi detached house occupies a quiet location and boasts spacious and versatile accommodation. This comprises; 3 good sized bedrooms, a recently refitted modern bathroom, a large L shaped living/dining room with fireplace and sliding doors to a double glazed conservatory, a downstairs cloakroom and a modern kitchen complete with appliances. Outside the property has a beautiful garden arranged mainly as lawn with a decked area which is complete with decking lights, outside power points and covered by a Wysteria clad pergola providing privacy and seclusion, there is also side access and a rear gate leading to the garage which is in a nearby block. The property has the benefit of gas central heating, double glazing throughout and the front garden is currently laid to lawn but could be converted to driveway parking if required (subject to obtaining the usual consents).

Situated in this quiet cul-de-sac lying immediately off Laburnum Way in this much favoured location close to the well regarded Northlands Wood Primary School, a Tesco Express, chemist and surgery and just a short walk to Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops, The Broadway with its array of restaurants, a modern leisure complex, a Sainsbury's and Waitrose superstore and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 5.7 miles to the west via the recently opened bypass which provides a direct route to the motorway network, Gatwick Airport is 14.8 miles to the north, whilst the cosmopolitan city of Brighton and the coast is about 14 miles to the south. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.





Cloakroom

Kitchen

7'5" x 9'9"
2.27 x 2.98 m

Living/Dining Room

17'11" x 15'10"
5.48 x 4.85 m

Conservatory

8'1" x 15'6"
2.48 x 4.75 m

Hall

18'2" x 5'9"
5.56 x 1.78 m

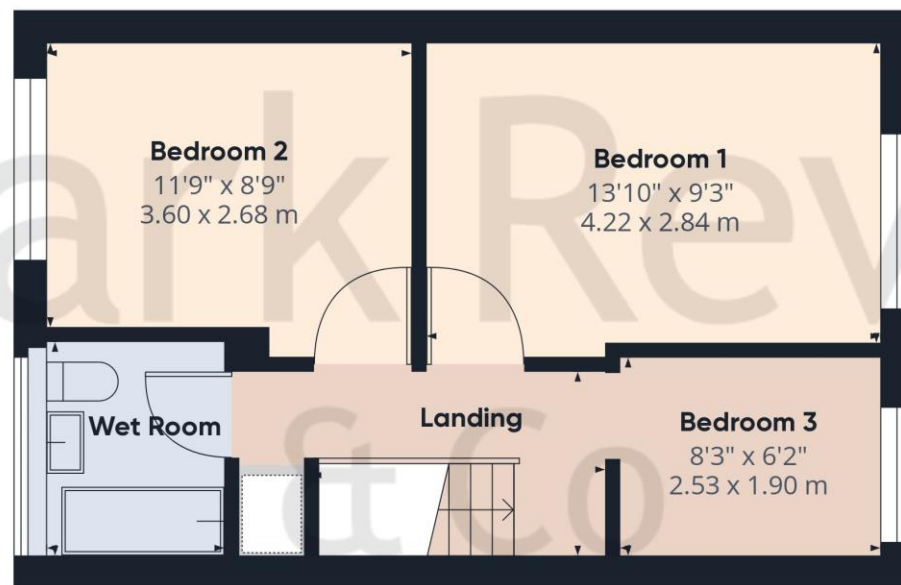
Ground Floor



Approximate total area^m

936.35 ft²

86.99 m²



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(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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