



**44 Vale Road**  
**Haywards Heath, RH16 4JS**

■ ■ ■ **Mark Reville & Co**

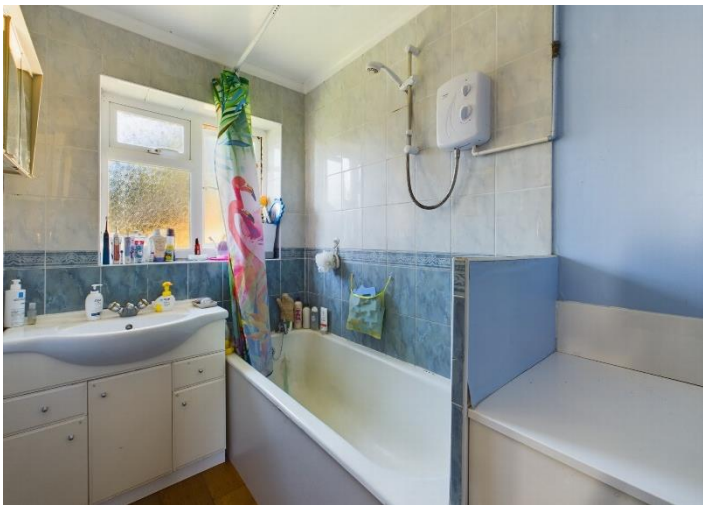
## 44 Vale Road Haywards Heath, RH16 4JS

### Guide Price £400,000 Freehold

Attractive 2 bedroom semi-detached cottage style chalet house located in a quiet cul-de-sac in a central location. The property benefits from gas fired central heating, double glazed windows with majority having plantation shutters. The accommodation comprises: a bright and spacious dining room, a living room with open fireplace, modern kitchen with white high gloss units, stone effect splashback and side door to garden, downstairs bathroom and separate wc. On the first floor there are 2 good size bedrooms, one with an extensive range of fitted wardrobes (there is the potential to extend to create an en suite to both bedrooms, subject to obtaining the usual planning consents). Outside the west facing rear garden is mainly laid to lawn with an Indian sandstone patio and a large timber shed. The front garden is laid to lawn with a hardstanding for 1 vehicle which could be extended if required. No ongoing chain

Situated in this central position just a short walk to the town centre with its wide range of shops, cafes and array of restaurants in the nearby Broadway. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town has a modern leisure centre, a Waitrose and Sainsbury's superstore. The A23 lies about 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural for countryside walks.

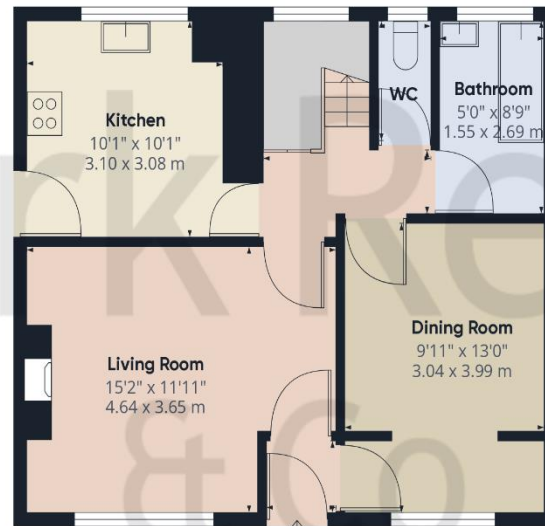




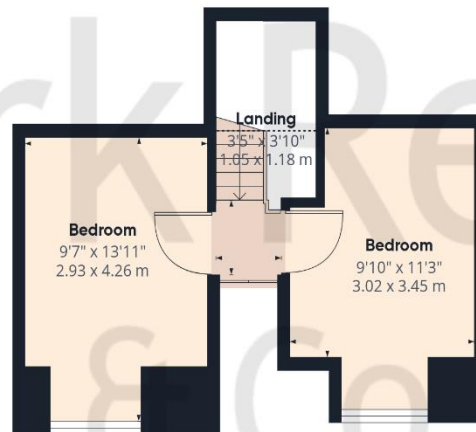
Mark Revill & Co



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		81	67
EU Directive 2002/91/EC			



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 779.95 ft<sup>2</sup>  
 72.46 m<sup>2</sup>

Reduced headroom  
 26.69 ft<sup>2</sup>  
 2.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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.

GIRAFFE360

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



Mark Revill & Co