



26 Sheppeys
Haywards Heath, RH16 4NZ

■ ■ ■ Mark Reville & Co

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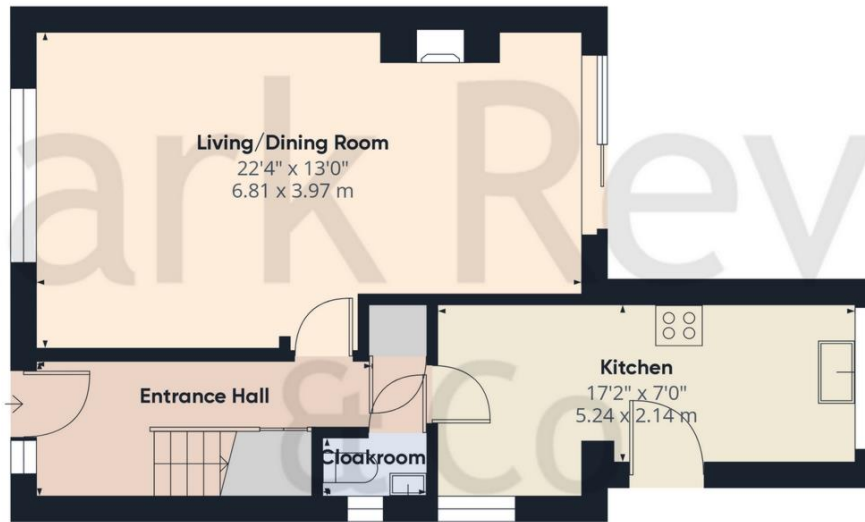
Guide Price £385,000 Freehold

This charming 3 bedroom semi detached house offers a fantastic opportunity while it needs some modernisation, it presents the perfect canvas to add your own personal touch and style. The property benefits from an open outlook at the rear, providing a picturesque setting. On the ground floor, you'll find a spacious through living/dining room with patio doors that open directly onto the rear garden. The kitchen offers ample potential for refurbishment or extension (STPP). Upstairs, the property boasts two generous double bedrooms, each featuring built-in wardrobes, along with a versatile third bedroom/study that could serve a variety of purposes plus a separate shower room and WC. Externally, the property enjoys a long south/west facing garden, mostly laid to lawn for ease of maintenance. There is hardstanding for a garage or ideal for a home office, perfect for additional storage and a bloc paved driveway offers off-road parking for multiple vehicles. Offered with no ongoing chain, this home represents a fantastic opportunity to make your mark in a sought after location. Whether you're looking for a family home or a project to transform, this property is full of potential

Situated in this popular established location close to Ashenground Wood and to Victoria Park with its tennis courts and just a short walk to the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsburys superstore and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast are a similar distance to the south whilst the South Down National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

880.7 ft²

81.82 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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