



36 Roundway
Haywards Heath, RH16 4TW

■ ■ ■ Mark Revill & Co

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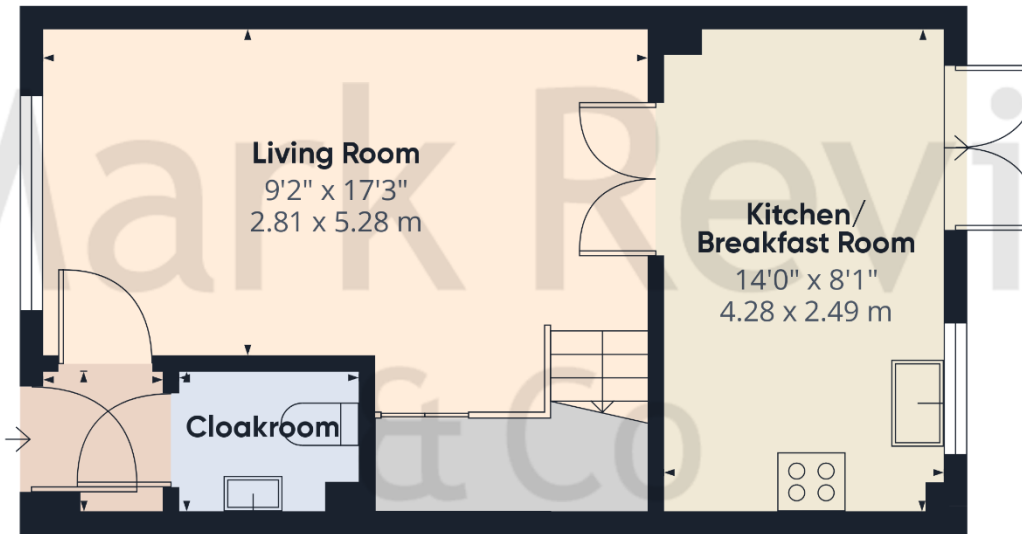
Guide Price £395,000 Freehold

This charming 2 bedroom terraced house has been recently redecorated and offers bright and well proportioned accommodation comprising; an entrance hall, convenient downstairs cloakroom, a spacious living room with double doors leading to a kitchen/breakfast room complete with appliances and patio doors leading to the easily maintained private rear garden. Upstairs, you will find 2 generous bedrooms, one with an en suite shower room and fitted wardrobes and there is a family bathroom. Benefiting from gas central heating and double glazing throughout, the property also comes with a garage and a parking space in front. Situated in a desirable location with no ongoing chain, this home is perfect for first-time buyers or those seeking a buy to let investment opportunity.

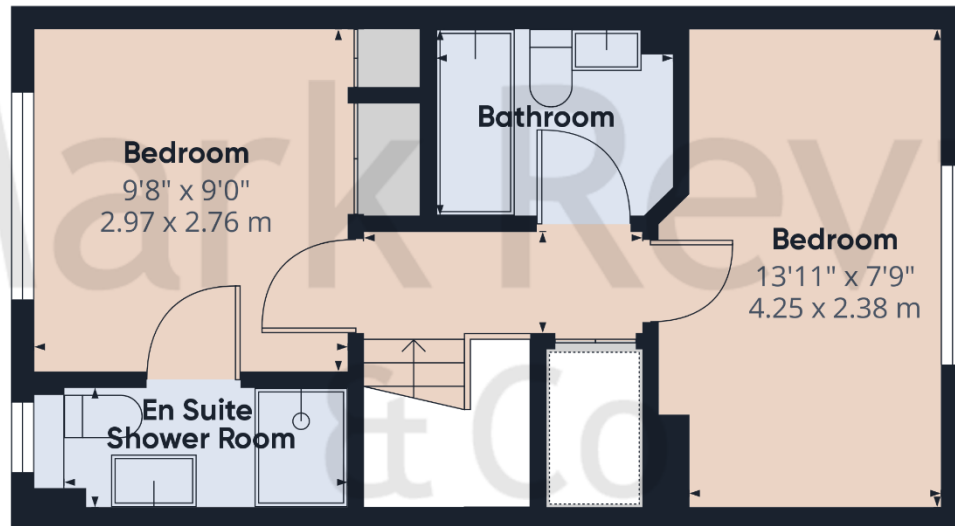
Situated at the end of a cul-de-sac lying immediately off Highbank in the very popular Bolnore Village within walking distance of the village square with its local shops and the well regarded primary school. Haywards Heath offers a wide range of shops, an array of restaurants, a modern leisure centre, a Waitrose and Sainsbury's superstore and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies less than 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.6 miles to the north and the cosmopolitan city of Brighton and the coast is 13.3 miles to the south.







Ground Floor



Floor 1



Approximate total area¹⁰
662.2 ft²
61.52 m²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 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.

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