



14 Fairbanks
Haywards Heath, RH16 3JN

■ ■ ■ Mark Reville & Co

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Guide Price £415,000 Freehold

This attractive three bedroom family home provides over 850 sq ft of well designed accommodation, positioned to enjoy a pleasant outlook across a central green. The property features a bright double aspect sitting and dining room with doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. A recently refitted kitchen/breakfast room offers a contemporary finish, complemented by parquet flooring throughout the ground floor and a convenient cloakroom. Upstairs, there are two generous double bedrooms with built-in wardrobes, alongside a versatile third bedroom suitable as a nursery, guest room or home office, served by a modern family bathroom. Further benefits include gas central heating, double glazing, a garage in a nearby block with adjacent parking, and a beautifully arranged rear garden with a paved terrace and a well-maintained lawn extending to approximately 42 feet all of which is fully enclosed offering a high level of privacy.

Situated within a quiet cul-de-sac just a short walk from the town centre, the property enjoys easy access to a wide selection of shops, cafés and restaurants, particularly around The Broadway. The area is well served by reputable schools for all age groups, while Haywards Heath mainline station offers fast and frequent services to London Victoria and London Bridge in approximately 42-45 minutes. Additional amenities include a leisure complex, major supermarkets and several nearby parks. The A23 is within convenient reach, providing connections to the wider motorway network; Gatwick Airport lies to the north, and the vibrant city of Brighton and the coast are to the south. The surrounding countryside, including the South Downs National Park and Ashdown Forest, are also easily accessible for outdoor pursuits.



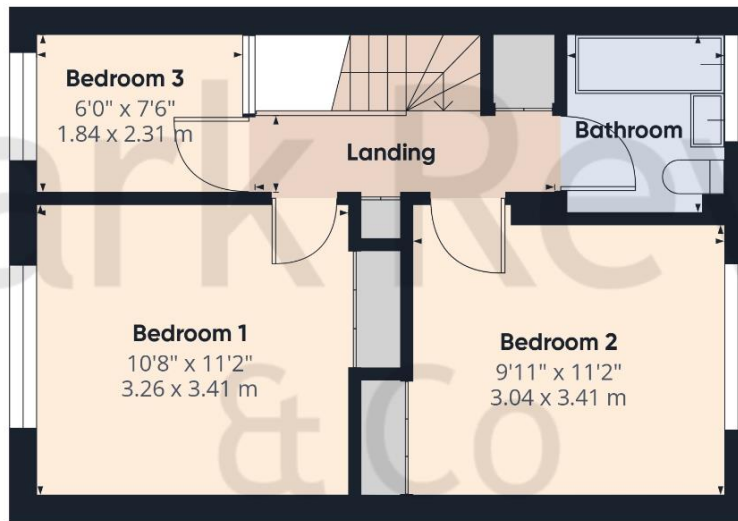




Ground Floor



Approximate total area⁽¹⁾
818 ft²
76.1 m²



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		79
(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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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