



11 Selby Court
Haywards Heath, RH16 4PQ

■ ■ ■ Mark Reville & Co

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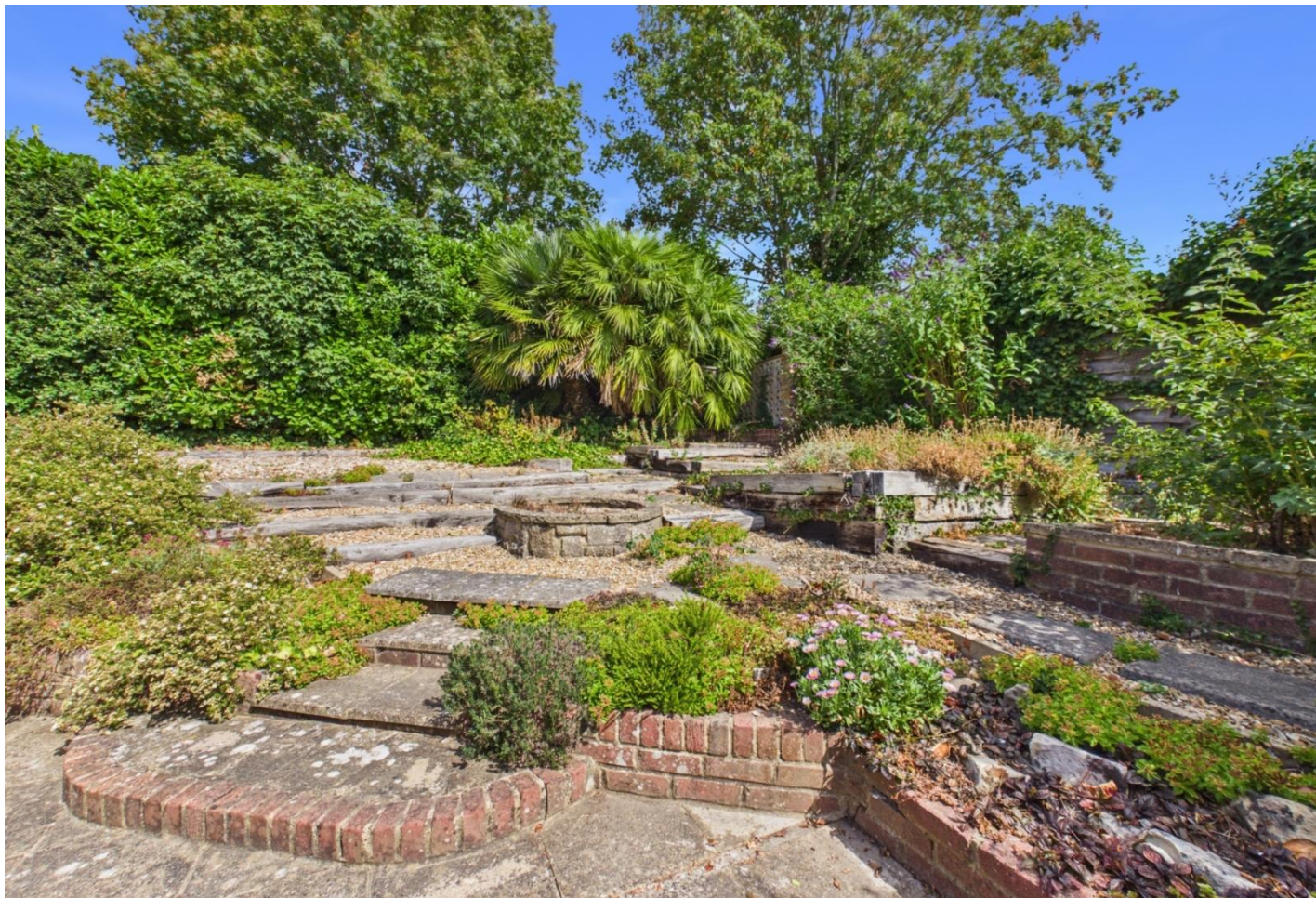
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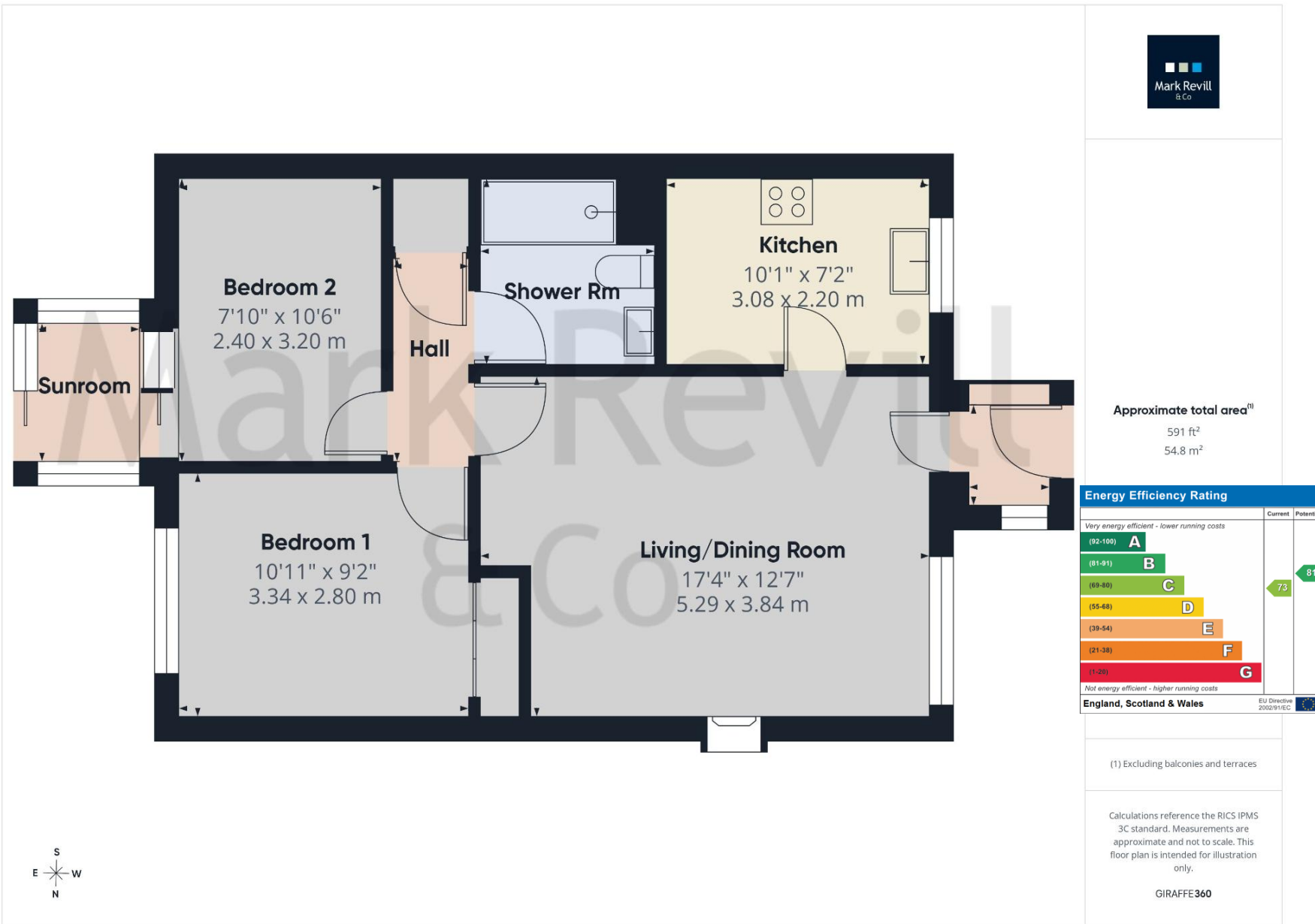
Offers in Excess of £425,000 Freehold

Guide Price £425,000 - £440,000. A well presented two bedroom semi detached bungalow, occupying a private and tucked-away corner position within this quiet and conveniently located select cul-de-sac, just a few minutes' walk from the town Centre. Offered for sale with no onward chain, the property provides bright, spacious and versatile accommodation, together with considerable potential for further enlargement to the side and rear, subject to the necessary planning consents. The accommodation comprises two bedrooms, a modern shower room, a generously proportioned west facing living room, a useful glazed sunroom and a well-appointed kitchen. Further benefits include gas central heating, double glazed windows throughout and allocated parking. The property occupies an attractive corner plot with a particularly good sized, fully enclosed garden extending to the side and rear. Predominantly hard landscaped, the garden provides an attractive, low maintenance outdoor space, ideal for relaxing and entertaining. Properties of this type and in such a convenient position rarely come to the market, and an early inspection is highly recommended.

Selby Court is a quiet cul-de-sac lying immediately off Ashenground Road in this favoured central location just a short walk to the town centre with its wide range of shops including Marks and Spencer, the Post Office, several coffee shops and to The Broadway with its array of restaurants. Victoria Park is close at hand and the mainline railway station, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all within easy reach. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 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 venue for countryside walking.







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