



33 The Nightingales
Haywards Heath, RH17 7GH

■ ■ ■ Mark Reville & Co

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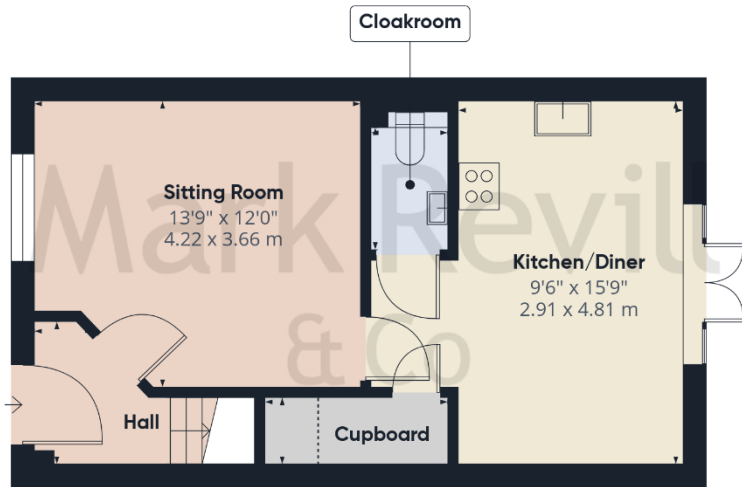
Guide Price £425,000 Freehold

A delightfully presented three bedroom terraced home offering well balanced accommodation throughout. The property features a generous sitting room and a spacious kitchen/diner to the rear, with doors opening directly onto the attractive rear garden, creating an ideal space for everyday living and entertaining. The ground floor also benefits from a cloakroom and a useful understairs storage cupboard. Upstairs, there are three well proportioned bedrooms, including one with a modern en suite shower room, together with a contemporary family bathroom. Outside, the delightful rear garden includes a versatile garden room, perfectly suited for use as a home office or gym, complete with electric heating and a WiFi booster. To the rear of the property there is access to the garage, with an allocated parking space in front.

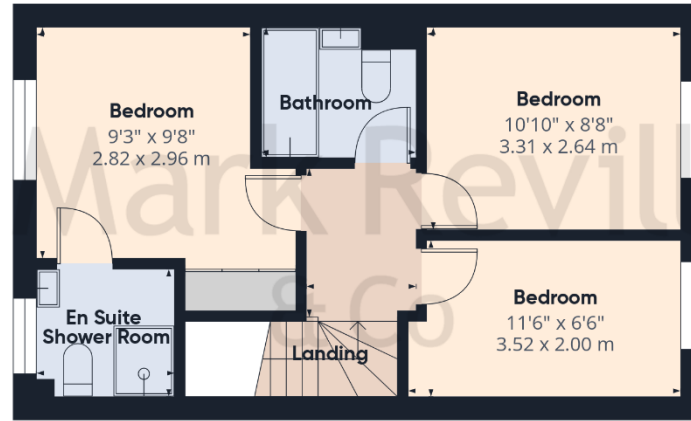
The Nightingales occupies a much favoured quiet location on the south eastern edge of Haywards Heath lying immediately off Hurstwood Lane, close to Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station 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 also offers several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies 6.4 miles to the west via the recently opened bypass, Gatwick Airport is just over 15 miles to the north and the cosmopolitan city of Brighton and the coast is 14 miles to the south, whilst the South Downs National Park is just a short drive away offering a beautiful natural venue for countryside walking.



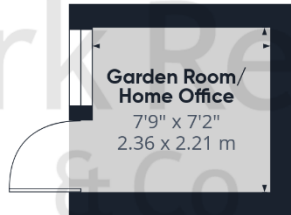




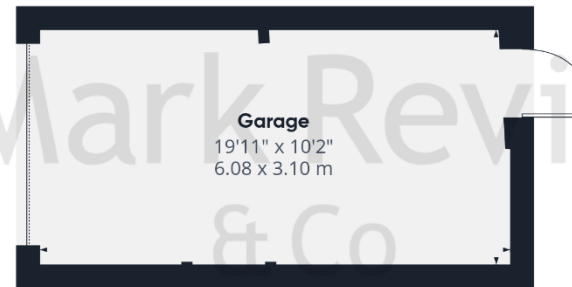
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

1047 ft²

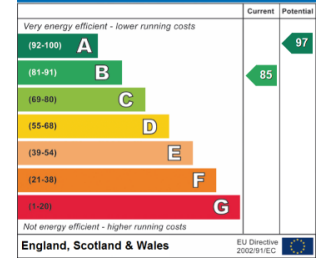
97.3 m²

Reduced headroom

6 ft²

0.6 m²

Energy Efficiency Rating



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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