



5 Bluebell Close
Haywards Heath, RH16 3HR

■ ■ ■ Mark Reville & Co

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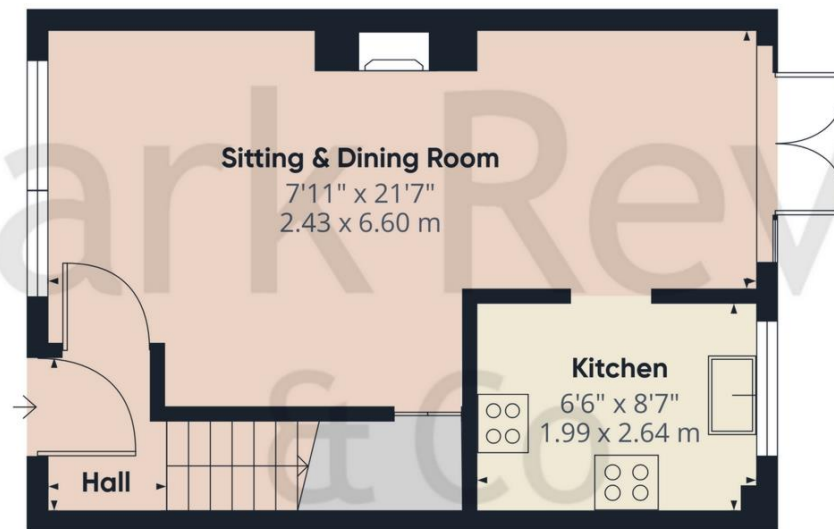
Guide Price £390,000 Freehold

This excellent two bedroom semi detached home offers bright, spacious and immaculately presented accommodation throughout, benefiting from gas fired central heating and replacement double glazed windows. The property features a generous dual aspect sitting/dining room with patio doors opening onto the rear garden, creating a light and welcoming living space. The well appointed fitted kitchen is equipped with an integrated oven and hob, complemented by a range of matching base and wall units with ample cupboard and drawer storage. Upstairs are two well proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, together with a stylish modern bathroom fitted with a contemporary white suite. Outside, the attractive rear garden enjoys a lawn, well-stocked flower and shrub borders, and a generous patio seating area, providing the perfect setting for outdoor entertaining and al fresco dining with family and friends. A garage is located nearby, and the property occupies a quiet, tucked-away position at the end of this popular and convenient cul-de-sac.

Ideally situated within easy walking distance of Haywards Heath town Centre, the property is perfectly placed to enjoy an excellent selection of shops, cafés, restaurants and bars in The Broadway. Haywards Heath mainline railway station is also within easy reach, offering fast and frequent services to London (Victoria/London Bridge approximately 42-45 minutes). Sainsbury's and Waitrose superstores, the Dolpine Lisure Centre and a range of other local amenities are all close by. The A23 is approximately 5 miles to the west, providing convenient access to the M23/M25 motorway network, with Gatwick Airport around 15 miles to the north and the cosmopolitan city of Brighton a similar distance to the south.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

597 ft²

55.5 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

Haywardsheath@markrevill.com



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