

30 Sergison Road,
Haywards Heath, RH16 1HX

Mark Revill & Co

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Guide Price £615,000 Freehold

A particularly attractive detached family home, coming to the market for the first time in 56 years, enjoying a highly sought after location within easy reach of local amenities. Although now offering an excellent opportunity for some modernisation and updating, this spacious home provides well proportioned accommodation arranged over two floors, with considerable potential to create a wonderful family home. The accommodation begins with an entrance lobby leading into a reception hall with cloakroom, which in turn opens into a generously proportioned, triple aspect sitting/dining room. This lovely light filled room enjoys views over the rear garden and features double glazed patio doors providing direct access outside. The kitchen was extended in 1987 and is complemented by a useful side lobby. To the first floor are three good sized double bedrooms, together with a family bathroom and separate WC. Externally, the property benefits from a long private driveway providing ample off-road parking and leading to an integral garage, which features an electrically operated up-and-over door and houses the modern gas fired boiler. Gated access is available to both sides of the property, leading through to the particularly attractive, mature rear garden, with a patio leading down to an area of lawn that enjoys a delightful setting with established shrubs, trees and a productive raised vegetable and fruit bed. There is also useful outside store and water tap.

The property is pleasantly situated in a small close within this sought after established location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary school is close at hand as is Warden Park, whilst the Dolphin Leisure Centre, Sainsbury's and Waitrose superstores are also in the vicinity. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants, whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south and the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.









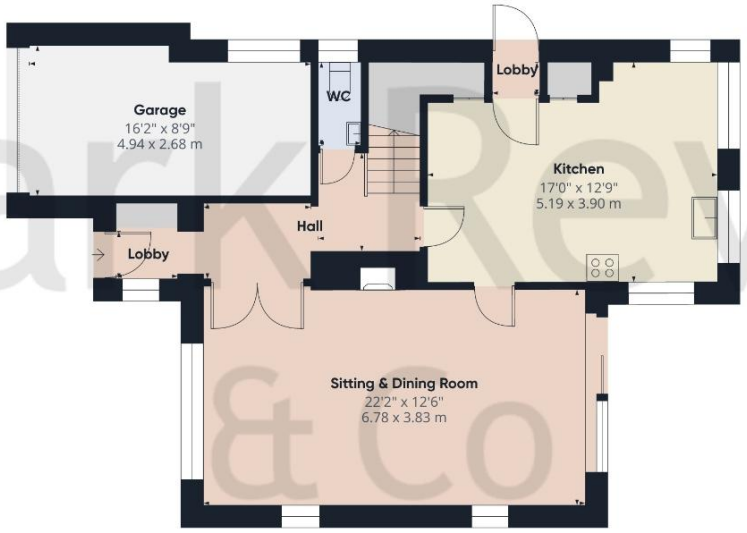




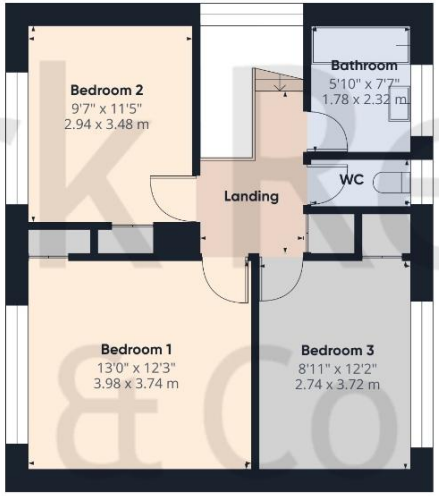








Ground Floor





Floor 1

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Approximate total area(1)

1296 ft²

120.5 m²

(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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