



90 Priory Way
Haywards Heath. RH16 3NP



Mark Revill & Co

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£415,000

This bright and extremely spacious end of terrace house occupies a much favoured central location and enjoys a delightful 50 foot west facing rear garden. This excellent home has the benefit of gas central heating and double glazing and incorporates 3 good size bedrooms, a refitted shower room, a large sitting and dining room and well fitted kitchen. There is an integral garage approached by a private drive and the fully enclosed rear garden is arranged mainly as a well kept level lawn with sun terrace adjacent to the house.

Situated in this much favoured established location within walking distance of the town centre with its wide range of shops, The Broadway with its array of restaurants and to several well regarded schools catering for all age groups. Haywards Heath mainline station is also close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the A23 lies just over 5 miles to the west offering a direct route to the motorway network. Gatwick Airport is 14 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National



Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Hall Contemporary front door. Tall double glazed window. Radiator. Door to garage. Glazed panelled door to:

Sitting and Dining Room 22'5" x 11'5" (6.83m x 3.49m) A fine double aspect room with double glazed picture window to front with fitted venetian blind and large double glazed sliding door and window providing access to rear garden. TV aerial point. 2 radiators. Stairs to first floor.

Excellent Kitchen 7'11" x 6'9" (2.42m x 2.08m) Well fitted with an attractive range of units comprising inset double bowl stainless steel sink and drainer, mixer tap, adjacent work surfaces, cupboards, drawers and appliance space with Bosch **dishwasher** beneath. Further worktops, cupboards, drawers and appliance space with Lec **fridge** beneath. Leisure **electric cooker**. Range of wall cupboards, glazed cabinet and high level shelf. Double glazed window. Radiator. Part tiled walls. Vinyl tiled floor.

FIRST FLOOR

Landing Built-in airing/linen cupboard housing Worcester gas combination boiler. Hatch to loft space. Double glazed window.

Bedroom 1 12'6" x 9'5" (3.82m x 2.89m) 2 fitted double wardrobes with cupboards over. Deep recess for further cupboards or dressing table. Telephone point. Double glazed window with venetian blind. Radiator.

Bedroom 2 9'8" x 9'5" (2.95m x 2.89m) Recess for cupboard. TV aerial point. Double glazed window with venetian blind. Radiator.

Bedroom 3 9'11" x 8'11" (3.03m x 2.73m) TV aerial point. Double glazed window. Radiator.

Refitted Shower Room White suite comprising contemporary shower with overhead rain water and hand held fittings, fitted rail and curtain, close coupled wc, counter mounted oval basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Vinyl flooring.

OUTSIDE

Integral Garage 13'6" x 8'1" (4.12m x 2.47m) Up and over door. Light and power points. Plumbing for washing machine. Gas and electric meters.

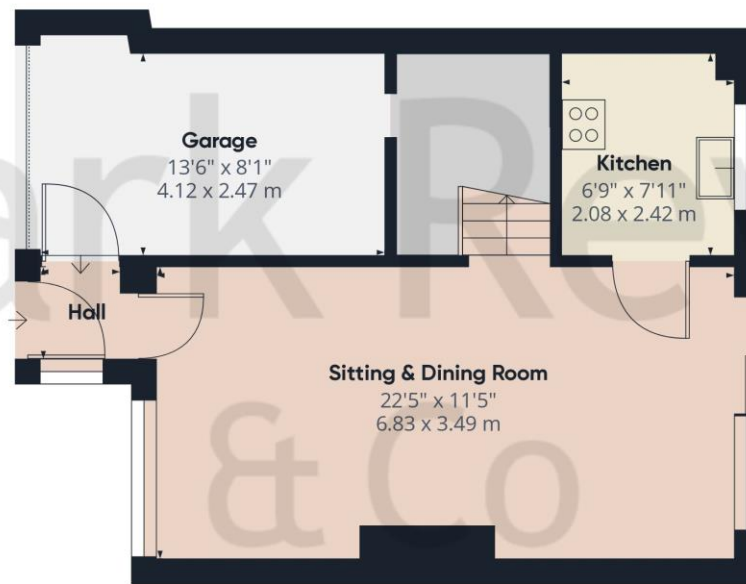
Private Drive

Front Garden Laid to lawn.

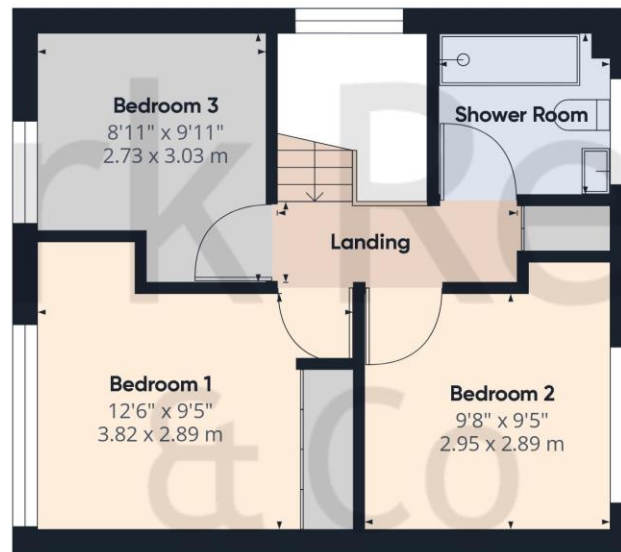
West Facing Rear Garden About 50 feet (15.24m) in length. Arranged mainly as level lawn, paved sun terrace adjacent to the house. Herbaceous borders planted with a wide variety of flowers and shrubs including roses, red robin, lilac, roses, geraniums, etc. Water tap. The garden is fully enclosed with timber fencing. Side access with gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

878.27 ft²

81.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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