

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

12 HARLANDS CLOSE, HAYWARDS HEATH, WEST SUSSEX, RH16 1PS.

RECEPTION HALL – SITTING ROOM – TWO BEDROOMS – DINING ROOM / BEDROOM 3 – KITCHEN – BATHROOM – SEPARATE CLOAKROOM – UPVC DOUBLE GLAZING – GAS FIRED CENTRAL HEATING – 60' FRONT GARDEN – PRIVATE DRIVEWAY – GARAGE – ENCLOSED WEST FACING REAR GARDEN – DEVELOPMENT POTENTIAL (STPP) – SOUGHT AFTER CUL-DE-SAC LOCATION – WALKING DISTANCE TO THE MAINLINE RAILWAY STATION & LOCAL FACILITIES – NO CHAIN



PRICE ... £325,000 ... FREEHOLD

DESCRIPTION

A two/three bedroom detached bungalow situated in a sought after residential cul-de-sac on the desirable western side of town being within walking distance of the mainline railway station, Sainsburys superstore, leisure centre, schooling and other local amenities. The accommodation briefly comprises; reception hall, sitting room, dining room/optional bedroom three, kitchen with space for domestic appliances, two bedrooms, coloured bathroom with separate cloakroom. There is excellent potential for extension into the roof space creating further accommodation if required and subject to planning permission. Benefits include gas fired central heating to radiators, uPVC double glazed windows and external doors, a private driveway for several vehicles, 60' front garden and single garage. The rear garden enjoys a pleasant westerly aspect and is laid to majority lawn affording a high degree of privacy and seclusion. A detached bungalow in convenient no through road location that requires an early internal viewing.

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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BRIGHTON HASSOCKS BURGESS HILL HAYWARDS HEATH LINDFIELD CUCKFIELD CRAWLEY NEWICK UCKFIELD

LOCATION

The property is situated in a residential cul-de-sac surrounded by properties of varying style and similar age on the established west side of Haywards Heath. Harlands Close is located off Penland Road and is ideally placed within a short walking distance of Harlands Primary School, the Sixth Form College, the Dolphin Leisure Centre, Sainsburys and the mainline railway station which offers fast and regular services to London (Victoria/London Bridge 47 minutes approx), Gatwick Airport and the South Coast (Brighton 20 minutes approx). School children on this side of town fall into the catchment area for Warden Park Secondary School in neighbouring Cuckfield for which the children tend to walk through Blunts Wood. Open countryside is close by as is Blunts Wood which is interspersed with footpaths and bridleways linking with the neighbouring districts and villages. Haywards Heath town centre is just over a mile distant where there is a comprehensive range of shops, stores, restaurants, cafes and bars. By road, access to major surrounding areas, Brighton, Gatwick Airport and the M25 can be gained via the Balcombe Road and the A/M23, the latter lying approximately 5 miles to the west at Warninglid or nine miles to the north at Maidenbower (Junction 10a).

Front door into **RECEPTION HALL** radiator, access to loft space, airing cupboard with hot water cylinder, slatted shelving and central heating controls. Storage cupboard housing gas meter, fuse box and Potterton gas fired boiler with locker storage over.

DOUBLE ASPECT SITTING ROOM 18'4 (max) x 12'5 narrowing to 7'4) windows to the front and side enjoying views over the front garden, feature fireplace with surrounds and mantle over, radiator, TV point, serving hatch to kitchen.

DINING ROOM / BEDROOM 3 (12'2 x 9'2) radiator, window overlooking the rear garden.

KITCHEN 8'2 x 7' (widening to 10'9 in entrance recess) Fitted with a range of units at eye and base level with roll edge work surfaces incorporating single bowl sink unit with mixer tap, inset 4 ring gas hob with oven below and filter over, space and plumbing for a washing machine and stack fridge/freezer, built in storage cupboard with shelving space and locker storage over plus further built in eye level storage, window and door to side.

BEDROOM 1 (13'4 x 10'7) incorporating an extensive range of built in furniture including wardrobes with locker space over, radiator, window overlooking the rear garden.

BEDROOM 2 (10'1 x 7'8) radiator, window to the side, telephone point.

BATHROOM Coloured suite comprising; panelled bath with wall mounted Mira shower unit and part tiled surround, pedestal wash basin, radiator, electric single bar heater, opaque window to the side.

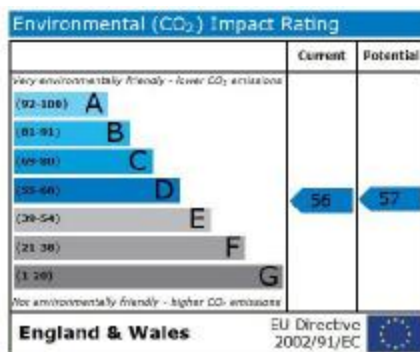
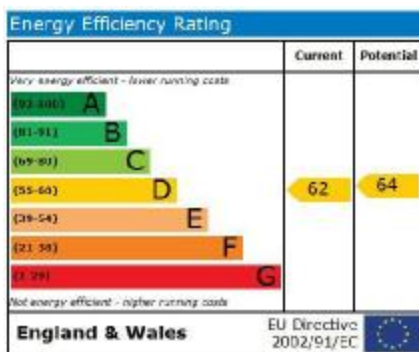
SEPARATE CLOAKROOM coloured WC, opaque window to the side.

OUTSIDE

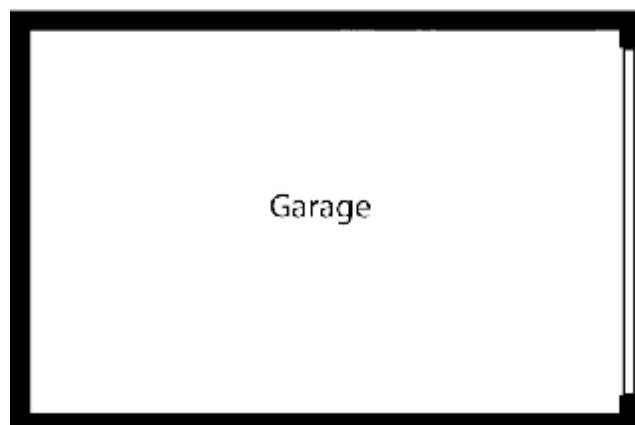
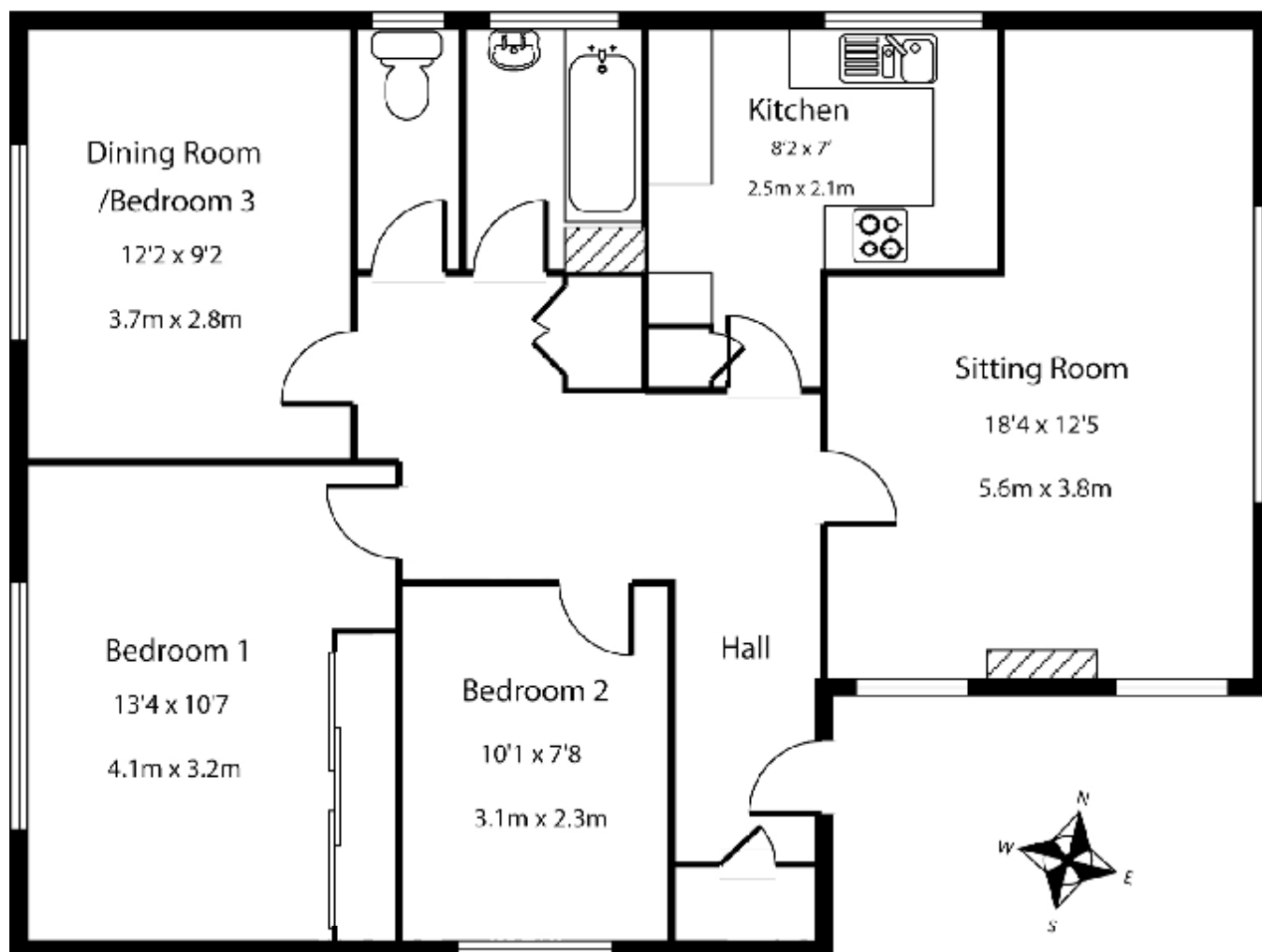
FRONT GARDEN (60 ft) Spacious area of lawned front garden with path and wide flower bed flanked to the side by an area of **PRIVATE DRIVEWAY** with parking for several vehicles and gated access to the rear garden.

GARAGE (15'3 x 8'2) of brick construction with window to the rear, power and lighting.

WEST FACING REAR GARDEN (40' deep x 56' max wide) an area of paved patio adjoins the rear of the property with external lighting and water tap, gated access to the front on both sides. The majority of the garden is laid to lawn with well stocked flowerbeds and borders enclosed by brick wall, timber fenced and mature hedge boundaries. The garden affords a high degree of privacy and seclusion.



Approximate gross internal floor area including garage: 960 Sq. Ft/ 89 Sq. M



This plan is for layout guidance only, not to scale. Please check all dimensions and shapes, before making any decisions reliant upon them.

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