



Well presented modern home in a convenient location

Jubilee Cottage, 53a Oathall Road, Haywards Heath, West Sussex, RH16 3EL

Freehold

savills

Entrance hall • Sitting room • Dining room • Kitchen/breakfast room • Study • Utility room • Cloakroom • Principal bedroom with en suite bathroom • 3 further bedrooms (1 en suite) • Family bathroom • Integral double garage • Driveway • Rear garden with terrace, greenhouse and summer house • EPC rating C

#### About this property

Built in 2002, 53a Oathall Road (also known as Jubilee Cottage) is an attractive detached family home offering well proportioned, light and bright accommodation over two floors, extending to nearly 1,850 square feet.

The ground floor accommodation lies off a welcoming entrance hall and includes two generous reception rooms: a sitting room with stone open fireplace and French door opening to the terrace, and an elegant dining room with square bay window. The kitchen is well-fitted with a range of wooden fronted units and display cupboards, with tiled splashbacks, a Leisure range oven, integrated fridge/freezer and dishwasher and space for a small breakfast table. The kitchen is adjacent to a useful utility room; a study and a cloakroom complete the ground floor.

There are four good-sized bedrooms on the first floor, all with built in storage. The principal bedroom has an en suite bathroom with bath and separate shower cubicle, the other three bedrooms are served by an en suite shower room to bedroom two and a family bathroom.

Jubilee Cottage is approached via a right of way over the neighbouring property's driveway, which leads to a private parking area ahead of the house and

double garage. To the front of the house is a deep shrubbery screening the house from Oathall Road; there is gated pedestrian access around both sides of the house to the rear. The fence and hedge enclosed west-facing garden has a paved terrace adjoining the rear of the house, with a timber storage shed, log store and green house around to the sides. Steps rise to an expanse of lawn with shaped flower and shrub borders, and a timber summer house in one corner.

#### Agent's Note

Jubilee Cottage benefits from a right of access over the neighbouring property's driveway.

#### Local Information

Jubilee Cottage is situated on the western side of Oathall Road, in the centre of town within 0.4 of a mile's walk of the town's mainline railway station.

#### Services

Gas fired central heating. All mains services.

#### Local Authority

Mid Sussex District Council, 01444 458166. Tax band G.

#### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

#### Viewing

Strictly by appointment with Savills.





Gross Internal Area 1848 sq ft / 171.7 sq m

Garage 320 sq ft / 29.7 sq m

Outbuildings 108 sq ft / 10 sq m

Total 2276 sq ft / 211.4 sq m

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Approximate Area = 171.7 sq m / 1848 sq ft

Garage = 29.7 sq m / 320 sq ft

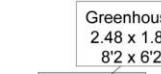
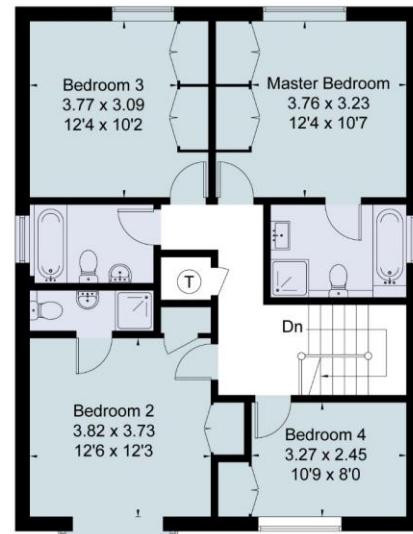
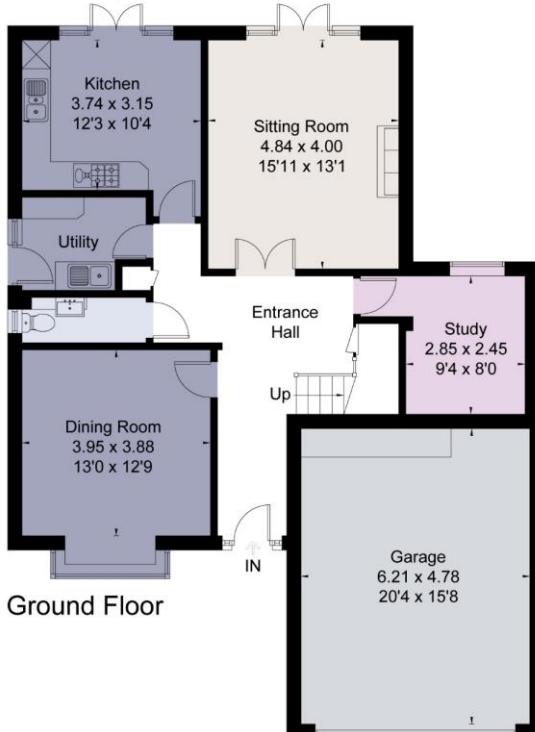
Outbuildings = 10.0 sq m / 108 sq ft

Total = 211.4 sq m / 2276 sq ft

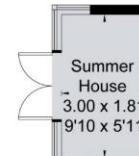
Including Limited Use Area (2.2 sq m / 24 sq ft)

For identification only. Not to scale.

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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	
EU Directive 2002/91/EC		74	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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