



**7 Redwood Drive**  
Haywards Heath, West Sussex. RH16 4ER



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£685,000

This splendid detached Regency style house offers bright, spacious and extremely well presented family accommodation arranged over two floors. This excellent home incorporates 4 bedrooms (3 double), en suite bathroom, family shower room, a fine sitting room with wide double glazed bow window to front with opening to a family room, home office and a superb open plan kitchen with dining room comprehensively fitted with an attractive range of shaker style units complete with appliances. There is a tandem detached garage approached by a long private drive offering parking for 4 vehicles and a particular feature of the property is the delightful south facing rear garden extending to about 85 feet in length arranged primarily as lawns with wide paved sun terrace and kitchen garden at the far end.

Situated in this quiet cul-de-sac in an established sought after location just a short walk to Victoria Park with its tennis courts, the town centre with its wide range of shops and The Broadway offering an array of restaurants. Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded schools in the locality catering for age groups and the town also has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14 miles to the north and 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

**Porch** Double glazed panelled front door to:

**Entrance Hall** Understairs cupboard. Radiator with decorative cover. Wood effect laminate flooring. Stairs to first floor.

**Cloakroom** Suite comprising close coupled wc and basin. Double glazed window. Radiator.

**Home Office** 10' x 9'1" (3.05m x 2.77m) Good size built-in coats/storage cupboard. Telephone point. Double glazed window. Radiator.

**Sitting Room** 20'5" plus bay x 13' (6.22m x 3.96m) A fine room with wide double glazed bow window to front. Attractive fireplace with timber surround, polished stone insert and hearth, fitted live flame coal effect gas fire. TV aerial point. 2 radiators. Wide opening to:

**Family Room** 12' x 10' (3.66m x 3.05m) Double aspect with double glazed casement doors to rear garden. 2 wall light points. Wood effect laminate flooring. Double glazed window. Radiator.

### Kitchen with Dining Room

**Kitchen** 15' x 8'1" (4.57m x 2.46m) Comprehensively fitted with attractive range of shaker style units with beech work surfaces comprising inset composite bowl and a half sink with mixer tap, extensive work surfaces incorporating peninsula unit with cupboards, drawers, integrated Bosch **dishwasher** and Bosch **washing machine** beneath. Cannon **range cooker** incorporating 6 ring gas hob, 2 electric ovens, grill and warming drawer, extractor hood over, adjacent base unit with deep pan drawers. Dresser unit incorporating glazed cabinets, drawers beneath, cupboards, drawers and basket storage. Integrated AEG tall **fridge** flanked by tall storage units with pull out wire shelving. Worktop lighting. Ceiling downlighters. 2 double glazed windows. Part tiled walls. Vinyl flooring.

**Dining Room** 9'9" x 9'5" (2.97m x 2.87m) Radiator with decorative cover. Wood effect laminate flooring. Double glazed casement doors to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing Worcester gas combination boiler (installed in 2019).

**Bedroom 1** 14'6" x 10'1" (4.42m x 3.07m) Fitted triple and double wardrobes with hanging rails and shelving. Double glazed window. Radiator.

**En Suite Bathroom** White suite comprising bath with centrally mounted mixer tap, independent Aqualisa shower over, glazed shower screen, inset basin with single lever mixer tap, cupboard beneath, adjacent wc with concealed cistern, shelf over. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Fully tiled walls. Vinyl flooring.

**Bedroom 2** 12'5" x 8'9" (3.78m x 2.67m) Built-in deep wardrobe. Double glazed window. Radiator.

**Bedroom 3** 11'6" x 10'1" (3.51m x 3.07m) plus door recess. Built-in wardrobe. Double glazed window. Radiator.

**Bedroom 4** 8'3" x 7'2" (2.51m x 2.18m) Built-in double wardrobe. Double glazed window. Radiator.

**Family Shower Room** White suite comprising walk-in shower with glass screen, inset basin with single lever mixer tap adjacent moulded top, cupboards under, wc with concealed cistern. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls with inset mirror. Tiled floor.

## OUTSIDE

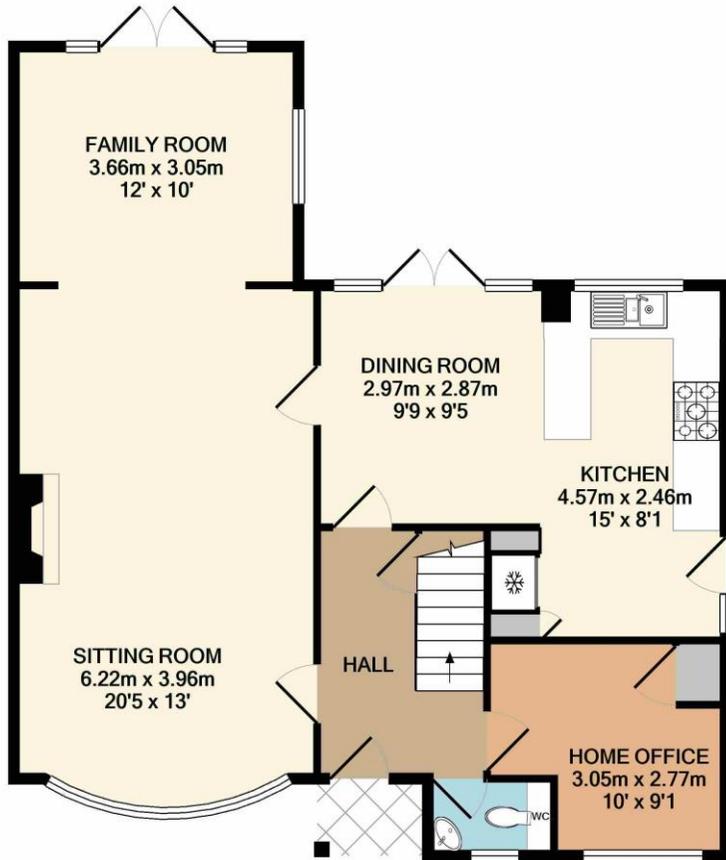
**Detached Brick Built Garage** 29' x 8'9" (8.84m x 2.67m) Up and over door. Light and power points. Fitted worktop and shelving. Double glazed window. Rear door to garden.

**Long Private Drive** Offering parking for 3-4 vehicles.

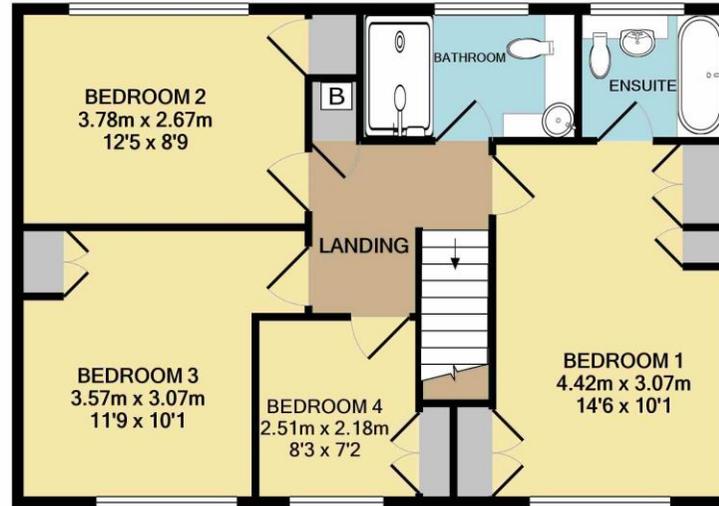
**Front Garden** Neatly laid to lawn with herbaceous borders containing a variety of shrubs including azalea, rhododendron, geranium, established tree. Beech and laurel hedge to front boundary.

**Delightful Secluded South Facing Rear Garden** About 85 feet (25.91m) in length. Arranged with a paved sun terrace adjacent to the house opening to a lawn flanked by herbaceous borders containing a variety of flowers and shrubs including jasmine, rosemary, camellia, pieris, semi circular retaining wall with a lawn edged with a variety of established rhododendrons. Path to one side with gate to further area at the far end, laid to lawn with central kitchen garden with timber retaining walls, Victoria plum tree. All enclosed by mature laurel hedges and shrubs including bay tree, evergreens etc.





GROUND FLOOR  
APPROX. FLOOR  
AREA 73.1 SQ.M.  
(787 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 57.3 SQ.M.  
(617 SQ.FT.)

TOTAL APPROX. FLOOR AREA 130.4 SQ.M. (1404 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		EU Directive 2002/91/EC	



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

