



62 Wivelsfield Road
Haywards Heath, RH16 4EW



Mark Revill & Co

62 Wivelsfield Road Haywards Heath, RH16 4EW

Guide Price £400,000

This most attractive double fronted detached bungalow offers bright and spacious accommodation having the benefit of gas central heating, double glazed replacement windows throughout, cavity wall insulation and uPVC soffits and fascias for ease of maintenance. This delightful bungalow incorporates a fine sitting and dining room enjoying a westerly aspect and outlook over the rear garden, a well fitted kitchen complete with appliances, 2 double bedrooms and a spacious shower/bathroom. There is a garage at the rear approached via Edward Road, off road parking to the front and the well-kept rear garden enjoys a favoured westerly aspect, extends to about 63 feet in length and is arranged with a wide paved sun terrace and level lawn.

Situated in this favoured established location just a short walk to a Sainsbury's Local and within easy reach of the town centre with its wide range of shops including The Broadway with its array of restaurants. Princess Royal Hospital is close at hand and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45



minutes). The A23 is about 5.5 miles to the west via the recently opened bypass providing a direct route to the motorway network. Gatwick Airport is about 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

Entrance Lobby 23' (7.01m) in length. Double glazed with polycarbonate roof. Double glazed doors to front and rear. Tiled floor.

Hall Built-in cupboard housing Vaillant combination gas boiler. Hatch with pull down ladder to good size loft space offering scope for enlargement if desired.

Sitting and Dining Room 23'10" x 11'1" (7.26m x 3.38m) A fine room enjoying a westerly aspect and outlook over rear garden. Fireplace recess with quarry tiled hearth. TV aerial point. 2 wall light points. Double glazed window. 2 radiators. Double glazed sliding doors to rear garden.

Excellent Kitchen 10' x 9' (3.05m x 2.74m) Comprehensively fitted with an attractive range of units comprising inset composite sink with mixer tap, adjacent work surfaces, cupboards, drawers, integrated **dishwasher** and **washing machine** under. Built-in brushed steel **electric oven** with **4 ring halogen hob**. Wall cupboards. Further worktop with cupboards, drawers, integrated **fridge** and **freezer** beneath. Further wall cupboards. 2 double glazed windows. Radiator. Part tiled walls. Tiled floor.

Bedroom 1 15'3" into bay x 11' (4.65m x 3.35m) Large fitted triple wardrobe with floor to ceiling sliding doors incorporating shelving and hanging space. Wide double glazed window at front. Radiator.

Bedroom 2 10' x 9' (3.05m x 2.74m) Double glazed window. Radiator.

Bathroom White suite comprising walk-in shower, pedestal basin with mixer tap, close coupled wc. 2 double glazed windows. Radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

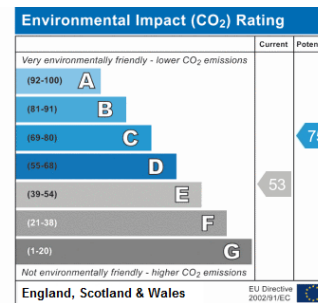
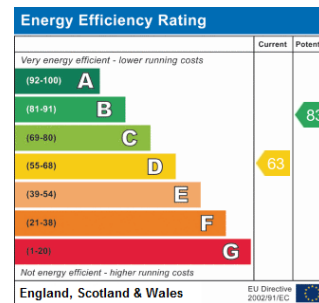
OUTSIDE

Detached Garage 16'7" x 10' (5.05m x 3.05m) Approached from rear via Edward Road.

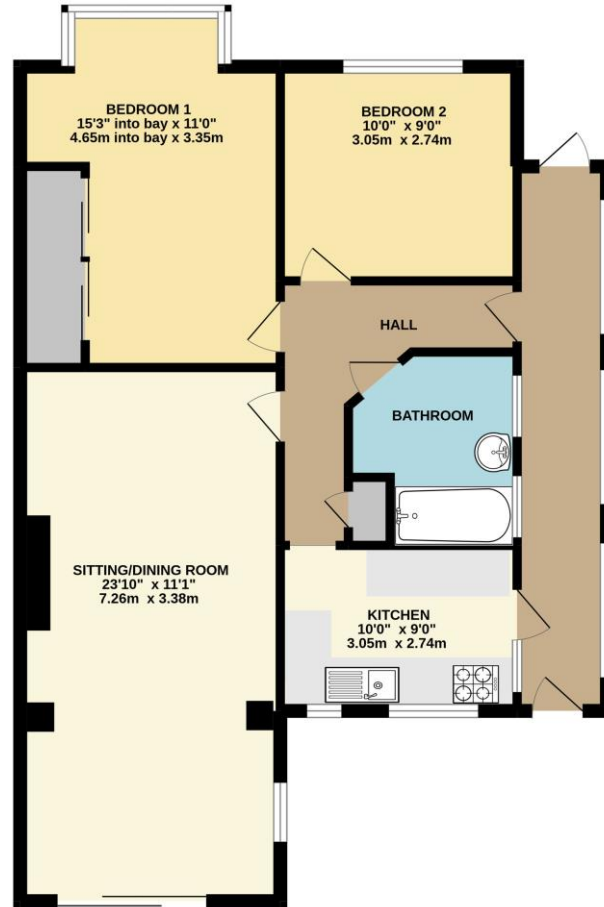
Private Drive to the front.

Front Garden Laid to lawn with shrub borders.

West Facing Rear Garden About 63 feet (19.2m) in length. Arranged with wide paved sun terrace extending the width of the bungalow with attractive **timber summerhouse**, adjacent flower planter, steps to a level lawn with path to one side, flower and shrub borders. Further raised lawn at the far end. The garden is fully enclosed by timber fencing and a high brick wall to the southern boundary. Gate to side access.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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

