



Highview

11 Orchard Close, Haywards Heath, RH16 1UU



Mark Reville & Co

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£650,000

This most attractive double fronted detached chalet offers bright, spacious and well planned accommodation having the benefit of gas fired central heating, double glazed replacement windows throughout, cavity wall insulation and uPVC soffits and fascias for ease of maintenance. The property features a fine sitting room with open fireplace a superb double glazed conservatory/dining room, spacious well fitted kitchen/breakfast room complete with appliances, 3 bedrooms (master bedroom on the top floor), shower room and refitted bathroom. There is a detached garage approached by a long private drive offering parking for 3 vehicles and the delightful rear gardens extend to a maximum of 100 feet in width and about 48 feet in depth and enjoy a favoured south westerly aspect.

Situated at the end of an established sought after close lying immediately off Fairfield Way and within walking distance of Haywards Heath mainline railway station with its fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose superstores and the Dolphin Leisure complex are close at hand whilst the town centre is within easy reach with its wide range of shops and array of restaurants. The well regarded Harlands Primary school and Haywards Heath college are in the locality and the A23 lies about 5 miles west of the town providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton is about 16 miles to the south, whilst the South Downs National Park and Ashdown Forest are within a short drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Hall Double glazed replacement panelled front door. Useful under stairs storage cupboard. Built-in slatted shelved cupboard. Electric meter cupboard. Radiator. Stairs to first floor.

Sitting Room 16'9" x 12'1" (5.11m x 3.68m) A delightful room enjoying an outlook over the front gardens. Most attractive red brick open fireplace with polished wood mantle and quarry tiled hearth. TV aerial point. 3 double glazed windows. Radiator. Double glazed doors to:

Double Glazed Conservatory/Dining Room 16'2" x 9'4" (4.93m x 2.84m) Double glazed on three sides with vaulted polycarbonate ceiling and double glazed casement doors to rear terrace and garden. Wall mounted 'Myson' gas convector heater. Tiled floor.

Kitchen/Breakfast Room 14'4" x 11'2" (4.37m x 3.40m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and integrated **dishwasher** under. Built-in **electric oven, 4 ring gas hob** and concealed extractor hood over flanked by wall cupboards. Integrated **fridge/freezer**. Matching worktop, cupboards, drawers and recess for wine rack beneath. Further matching worktop/breakfast bar with cupboards and drawers under. Tall storage cupboard, adjacent worktop with plumbing for washing machine under, cupboard over housing 'Worcester' gas combination boiler. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Laminate floor. Double glazed door to rear garden.

Bedroom 2 13'5" into bay x 11'2" (4.09m x 3.40m) into wardrobe recess. Double aspect. Fitted triple wardrobe with floor to ceiling sliding mirror doors. Double glazed bay window overlooking rear garden, further double glazed window. Radiator.

Bedroom 3 11'6" into bay x 8' (3.51m x 2.44m) plus door recess. Double aspect. Double glazed bay window to front, further double glazed window. Radiator.

Bathroom Newly fitted with white suite comprising panelled bath with mixer tap and independent shower over, glazed screen, inset wash hand basin with mixer tap, cupboard beneath, low level wc with concealed cistern and shelf over. Heated chromium ladder towel warmer/radiator. Extractor fan. Part tiled walls.

FIRST FLOOR

Landing/Study Area Attractive natural timber balustrade. Access to eaves storage. Double glazed velux window.

Bedroom 1 12' plus bay x 10'3" (3.66m x 3.12m) plus deep recess. Double aspect with double glazed dormer window to rear and double glazed velux window to front. Built-in wardrobe and storage cupboard. Access to eaves storage. Radiator.

Shower Room Glazed shower cubicle with 'Grohe' fitment, pedestal wash hand basin, low level wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Fully tiled walls.

OUTSIDE

Detached Garage 16'3" x 8'8" (4.95m x 2.64m) Up and over door. Light and power points. Rear door.

Long Private Drive Offering parking for 3 vehicles.

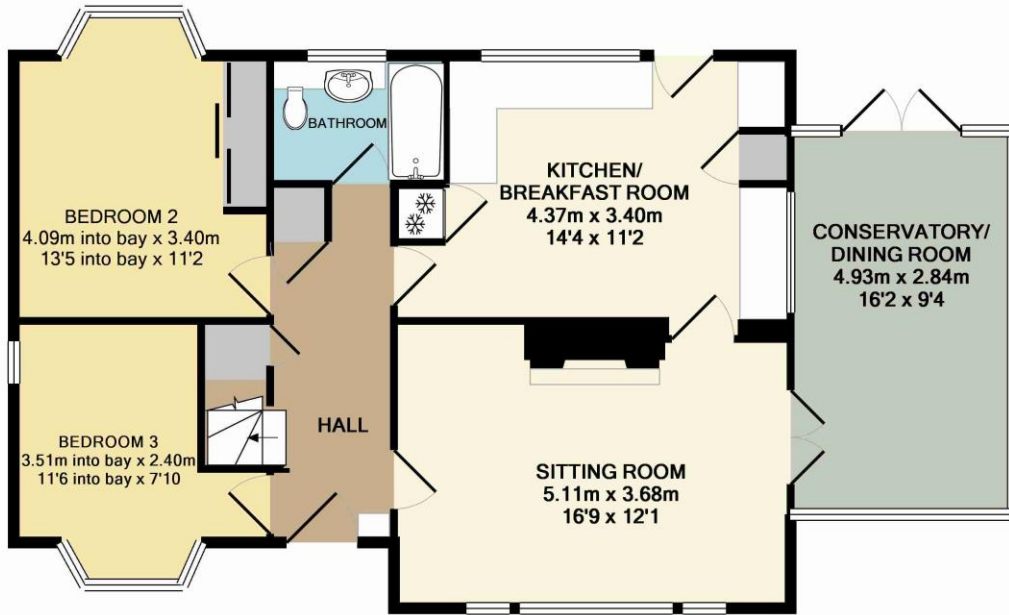
Good Size Front Garden Neatly laid to lawn divided by entrance path, magnolia and pear tree, shrub and flower beds stocked with colourful flowers, roses, azaleas, camellia, evergreen. Access on either side with gate to:

Delightful South West Facing Rear Garden About 100 feet maximum (30.48m) in width x 48 feet (14.63m) in depth. Arranged with a wide paved and crazy paved terrace extending the width of the bungalow with heather beds, central steps to a good size well-tended lawn interspersed with apple tree and pear tree, established borders containing a wide variety of colourful flowers, plants and shrubs including azaleas, roses, hydrangeas, rhododendrons etc. Area to the side with paved path, lawn and border planted with hydrangea, rhododendron and established clematis.

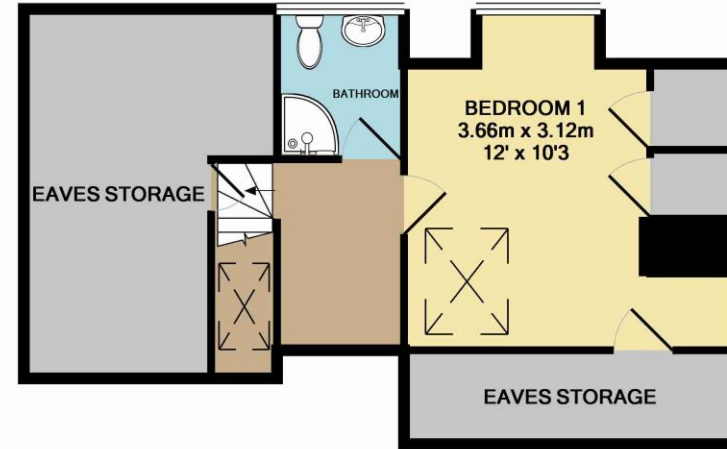


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		79	57
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 80.2 SQ.M.
(863 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.0 SQ.M.
(474 SQ.FT.)

TOTAL APPROX. FLOOR AREA 124.2 SQ.M. (1337 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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