



**27 Lincoln Wood**  
Haywards Heath, West Sussex. RH16 1LH

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£925,000

This superb imaginatively extended detached family residence is located in one of the towns premier locations and enjoys a delightful 125 foot south facing rear garden backing onto Blunts Wood Nature Reserve. This splendid home incorporates 5 bedrooms, en suite shower room to the main bedroom, family bathroom, a fine sitting room, a home office, features a stunning open plan living/dining room with quality fitted kitchen complete with appliances plus utility room and downstairs wc. The house has the benefit of gas fired central heating and double glazed replacement windows throughout, there is a double length garage (31'7" in length) approached by a wide block paved drive offering parking for 3 vehicles and the delightful south facing garden includes a sheltered paved sun terrace, large lawn, timber decked seating area and an array of established shrubs and trees to the far end offering shelter and seclusion.

Situated in this sought after established location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary school is close at hand as is Warden Park, whilst the Dolphin Leisure centre, Sainsbury's and Waitrose superstores are also in the vicinity. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants, whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of



Brighton and the coast is about 15 miles to the south and the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Panelled front door to:

**Spacious Hall** Range of large built-in coats/storage cupboards. Further storage cupboard. Understairs cupboard. Double glazed window. Radiator. Wood flooring. Door to garage.

**Home Office** 11'7" x 8' (3.53m x 2.44m) Fitted L shaped work/desktop with cupboards and drawers beneath. Corner shelf unit. Understairs store cupboard.

**Sitting Room** 19'4" x 12' (5.89m x 3.66m) A fine room with double glazed lantern and outlook over rear garden. Cast iron wood burner with slate hearth. TV aerial point. Double glazed window. Radiator.

**Superb Open Plan Living/Dining Room with Kitchen** 23' x 21'3" (7.01m x 6.48m) narrowing to 16'4" (4.98m).

**Kitchen** Comprehensively fitted with excellent range of high gloss fronted units with oak work surfaces incorporating inset composite bowl and a half sink with flexi mixer tap, extensive work surfaces extended to form peninsula breakfast bar, cupboards including magi-corners, drawers, deep pan drawers and integrated **dishwasher** beneath. Fitted Bosch brushed steel **5 ring gas hob** with glass splashback and brushed steel extractor hood over. Range of wall cupboards. Built-in Bosch brushed steel **electric double oven**, cupboard under and over, adjacent tall pull out larder unit, adjacent integrated tall **fridge/freezer**. 2 double glazed lanterns. Radiator. Ceiling downlighters. 2 double glazed windows. Radiator. Karndean flooring. Double glazed casement doors to rear garden.

**Utility Room** 9'3" x 5'9" (2.82m x 1.75m) Inset stainless steel sink with mixer tap, adjacent L shaped oak worktop, cupboards and appliance space with plumbing for washing machine and space for tumble dryer under. 2 wall units. Double glazed window. Radiator. Karndean flooring. Opening to:

**Rear Lobby** Built-in coats/storage cupboard, adjacent shelved recess. Karndean flooring. Double glazed door to outside.

**Cloakroom** wc with concealed cistern, cupboard over housing Worcester gas boiler, pedestal basin with mixer tap and tiled splashback. Heated chromium ladder towel warmer/radiator. Double glazed window. Karndean flooring.

## FIRST FLOOR

**Landing** Large built-in airing cupboard housing pre-insulated hot water cylinder, extensive range of slatted shelving. Hatch to loft space. 2 double glazed windows.

**Bedroom 1** 14'3" x 13'10" (4.34m x 4.22m) narrowing to 8'8" (2.64m) Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising fully tiled glazed shower with Aqualisa fitment, tiled shampoo/soap recess, pedestal basin with mixer tap, glass shelf and illuminated mirror over, low level wc. Useful storage cupboard with shelf over. Access to eaves storage. Double glazed Velux window. Radiator. Wall mounted convector heater. Part tiled walls. Non slip vinyl flooring.

**Bedroom 2** 14'2" x 10'6" (4.32m x 3.20m) Built-in double wardrobe. 2 double glazed windows. Radiator.

**Bedroom 3** 10'8" x 10' (3.25m x 3.05m) plus door recess. Built-in double wardrobe. 2 double glazed windows. Radiator.

**Bedroom 4** 10' x 9'10" maximum (3.05m x 3.00m) Double aspect. Built-in double wardrobe. 2 double glazed windows. Radiator.

**Bedroom 5** 8'1" x 6'8" (2.46m x 2.03m) Shelved recess. Double glazed window. Radiator.

**Family Bathroom** White suite comprising P shaped bath, mixer tap and shower attachment, independent Aqualisa shower over, curved glazed screen, wc with concealed cistern, counter mounted basin with mixer tap, cupboard beneath, adjacent top with cupboard under. Wall cupboard, illuminated mirror. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Double glazed window. Radiator. Ceiling downlighters. Karndean flooring.

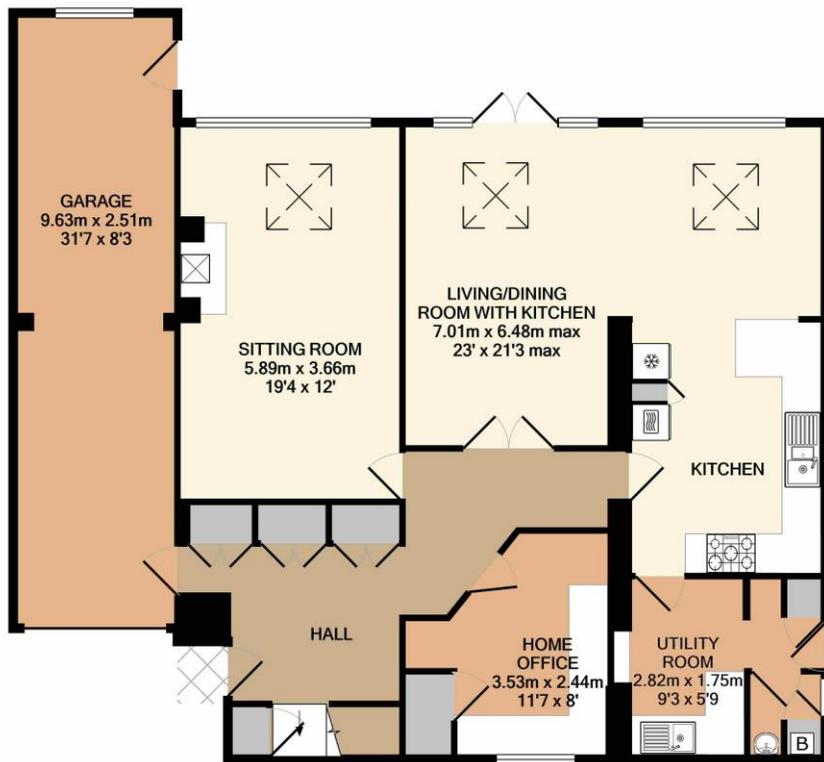


## OUTSIDE

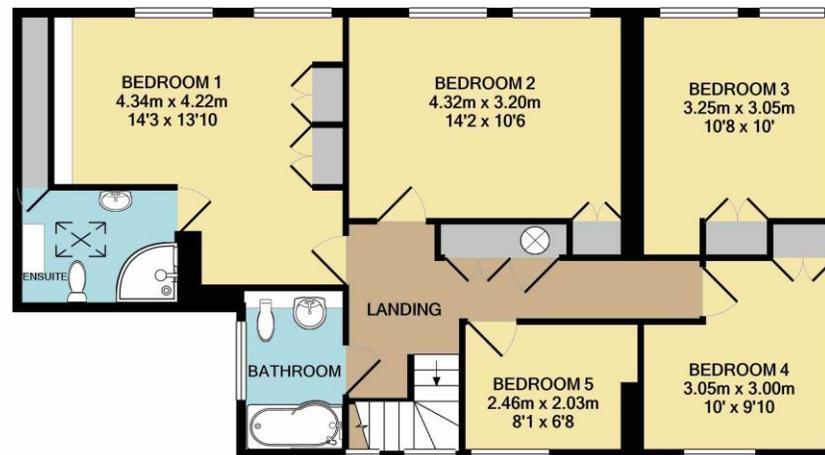
**Attached Tandem Garage** 31'7" x 8'3" (9.63m x 2.51m) Up and over door. Light and power point. Electric meter and trip switches. Double glazed window and door to rear garden.

**Driveway** Offering parking for 3 vehicles.

**Lovely South Facing Rear Garden** About 125 feet (38.10m) in length. Arranged mainly with sheltered paved sun terrace adjacent to the house with brick retaining wall, curved steps to good size lawn with corner decking and mature apple

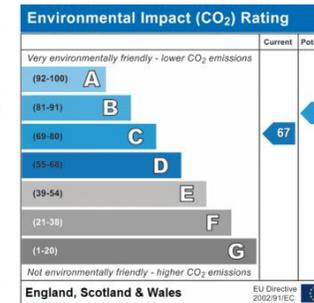
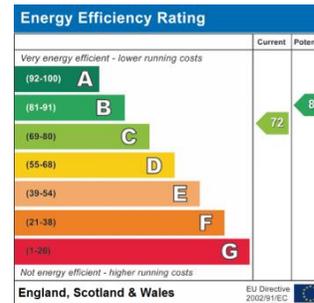


GROUND FLOOR  
APPROX. FLOOR  
AREA 118.1 SQ.M.  
(1271 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 76.6 SQ.M.  
(824 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 194.7 SQ.M. (2096 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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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
haywardsheath@markrevill.com

