



Rose Cottage

2 Windsor Close, Haywards Heath, RH16 4QR



Mark Revill & Co

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£675,000

This superb detached family home constructed to a high standard by Martin Grant Homes in 1999 offers bright spacious and well-designed accommodation. The property has the benefit of gas fired central heating and double glazing and incorporates 4 bedrooms, en suite shower room to the main bedroom, family bathroom, downstairs cloakroom, a splendid sitting room with doors opening to a double glazed conservatory, separate dining room, home office and a particular feature is the excellent comprehensively fitted kitchen with quality range of shaker style units and quartz work surfaces plus a utility room. The house has a double garage approached by a wide drive and the attractive rear garden extends to about 40 feet in width x 35 feet in depth and enjoys a favoured westerly aspect.

Windsor Close a small cul-de-sac lying immediately off Edward Road in this much favoured established location close 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. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and there are several well regarded schools in the locality catering for all age groups. The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore and several parks. The A23 lies just over 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Recessed Porch Attractive stained glass double glazed front door with matching side screen to:

Hall Stairs with decorative balustrade to first floor. Radiator. Wooden flooring.

Cloakroom Low level wc with concealed cistern, shelf over, inset basin with single lever mixer tap, cupboard beneath. Recessed shelf with tiled splashback. Double glazed window. Radiator. Timber flooring.

Home Office 9'8" x 6'7" (2.95m x 2.01m) Double glazed window. Radiator. Wooden flooring.

Sitting Room 16'8" x 11'9" (5.08m x 3.58m) Most attractive period style fireplace with decorative cast iron grate, moulded surround and slate hearth. TV aerial point. Double glazed window. Radiator. Double glazed sliding door to:

Double Glazed Conservatory 15'3" x 6'1" (4.65m x 1.85m) With vaulted roof, double glazed door and casement doors to rear garden. Wood effect laminate flooring.

Dining Room 9'8" x 9' (2.95m x 2.74m) Double glazed window. Radiator. Wooden flooring.

Excellent Kitchen 12'10" x 10'4" (3.91m x 3.15m) Comprehensively fitted with an attractive range of quality shaker style units with quartz work surfaces comprising island unit with inset enamel sink with mixer tap, adjacent worktop, cupboards beneath. Further work surfaces, cupboards, drawers, integrated **dishwasher** beneath. Recess for range cooker. Range of wall cupboards, further base unit. Space for upright fridge/freezer. Attractive dresser unit with matching work surface, cupboards, drawers and wine rack beneath. Glazed wall cabinets flanked by tall glazed cabinets with drawers under. Double glazed window. Part tiled walls. Tiled effect vinyl flooring. Double glazed bay window incorporating casement doors to rear garden.

Utility Area 7'5" x 4'7" (2.26m x 1.40m) Inset stainless steel sink, adjacent work surface cupboard and appliance space under with plumbing for washing machine and space for tumble dryer under. Wall cupboards. Wall mounted Worcester gas boiler. Radiator. Part tiled walls. Tiled effect vinyl flooring. Double glazed door to outside.

FIRST FLOOR

Landing Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Built-in wardrobe/storage cupboard with hanging rail. Hatch with pull down ladder to loft space. Double glazed window.

Bedroom 1 13'9" x 9'8" (4.19m x 2.95m) 2 built-in double wardrobes with hanging rail and shelf. Double glazed window. Radiator.

En Suite Shower Room Refitted with white suite comprising glazed shower cubicle with waterproof panelled walls, overhead rainwater and hand held fittings, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern, recessed shelf over. Illuminated wall mirror. Heated ladder towel warmer/radiator. Shaver point. Double glazed window. Fully tiled walls. Tiled floor.

Bedroom 2 10'9" x 9'7" (3.28m x 2.92m) Double glazed window. Radiator.

Bedroom 3 12'2" x 6'10" (3.71m x 2.08m) Double glazed window. Radiator.

Bedroom 4 9'2" x 8'2" (2.79m x 2.49m) Fitted display shelving. Double glazed window. Radiator.

Bathroom White suite comprising bath with traditional mixer tap and telephone style attachment, folding glazed shower screen, scalloped pedestal basin, close coupled wc. Extractor fan. Shaver point. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

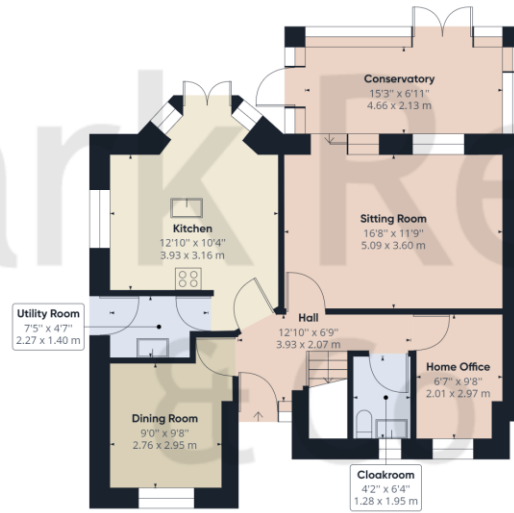
OUTSIDE

Double Garage 17'6" x 17'1" (5.33m x 5.21m) Brick built with 2 up and over doors. Light and power points. Rear door to garden.

Front Garden Neatly laid to lawn with deep herbaceous beds planted with a variety of flowers, shrubs and small trees with natural stone retaining wall. Entrance path. Side access to:

Attractive West Facing Rear Garden About 40 feet (12.19m) wide x 35 feet (10.67m) deep. Arranged as level lawn with wide paved sun terrace extending the width of the house, several established small trees planted to the rear boundary. Gravelled area to the rear of the garage. The garden is fully enclosed by timber fencing offering shelter and seclusion.



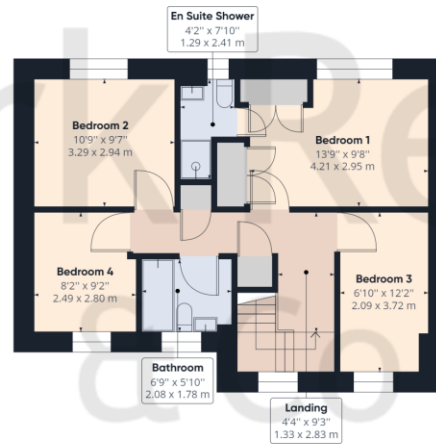


Ground Floor Building 1

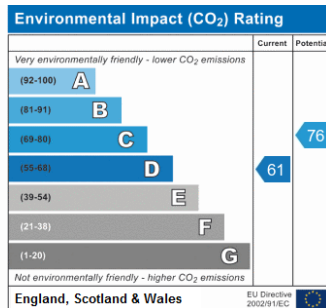
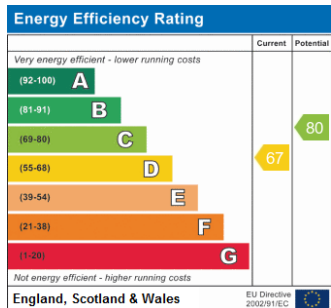
Approximate total area⁽¹⁾

1352.54 ft²

125.66 m²



Floor 1 Building 1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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