



20 Sergison Close
Haywards Heath, RH16 1HU



Mark Revill & Co

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Guide Price £600,000

This attractive detached house built about 50 years ago has been extended on two storeys to create spacious family accommodation. The property has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3/4 bedrooms (bedroom 4 is ideally suitable as a home office or dressing room), bathroom, separate shower room, downstairs cloakroom, a fine double aspect sitting room with glazed door to a triple aspect dining room and a kitchen. There is an integral garage approached by a private block paved drive and the most attractive rear garden extends to about 37 feet in width x 37 feet in depth arranged with a paved sun terrace, level lawn and deep herbaceous borders planted with an abundance of colourful flowers and shrubs.

Situated in this sought after 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 within easy reach as is Warden Park Academy, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all within the immediate vicinity, whilst the town centre is within easy reach offering a wide range of shops and includes The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north whilst the cosmopolitan city of Brighton and the coast is 15.4



miles 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 Outside light. Quarry tiled and block paved steps. Double glazed door to:

Entrance Lobby Good size built-in coats/storage cupboard with shelf. Double glazed window. Glazed door to:

Hall Telephone point. Radiator. Glazed screen and opening to:

Inner Hall Radiator. Stairs to first floor.

Cloakroom Low level wc. Double glazed window. Radiator. Half tiled walls. Tiled effect vinyl flooring.

Sitting Room 22'4" x 12'8" (6.81m x 3.86m) Double aspect. Attractive tiled fireplace and hearth with fitted live flame coal effect gas fire. TV aerial point. 3 double glazed windows. Radiator. Myson convector heater. Woodblock flooring. Glazed door and wide glazed screen to:

Family/Dining Room 12'8" x 9' (3.86m x 2.74m) Triple aspect. 3 double glazed windows. Radiator. Double glazed door to rear garden.

Kitchen 10'5" x 9'1" (3.18m x 2.77m) Inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space with plumbing for washing machine under. Wall cupboards. Matching base units with cupboards and drawer, further wall cupboards. Worktop with cupboard and drawers under, fitted **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards and shelved unit. Built-in **electric double oven**, cupboard under and over. Good size built-in storage cupboard. Eye level larder with tiled base and shelving. Double glazed window. Radiator. Part tiled walls. Vinyl flooring. Double glazed door to:

Rear Porch Boiler cupboard housing Potterton gas boiler. Quarry tiled step. Opening to outside.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window.

Bedroom 1 12'11" x 12'1" (3.94m x 3.68m) Built-in wardrobe. Double glazed window. Radiator. Electric wall heater.

Bedroom 2 11'6" x 9'9" (3.51m x 2.97m) Built-in wardrobe. Double glazed window. Radiator. Electric wall heater.

Bedroom 3 12'2" x 9'3" (3.71m x 2.82m) Built-in wardrobe. Double glazed window. Radiator. Fitted louvre screen and door to:

Home Office/Dressing Room 12'8" x 9'2" (3.86m x 2.79m) 2 fitted double wardrobes, central chest of drawers, range of high level cupboards over. Double glazed window. Radiator.

Bathroom Suite comprising bath, pedestal basin, low level wc. Heated chromium towel warmer with inset radiator. Double glazed window. Fully tiled walls. Vinyl flooring.

Shower Room Fully tiled walls. Raised shower tray with Mira fitment, fitted curtain and rail. Double glazed window. Vinyl flooring.

OUTSIDE

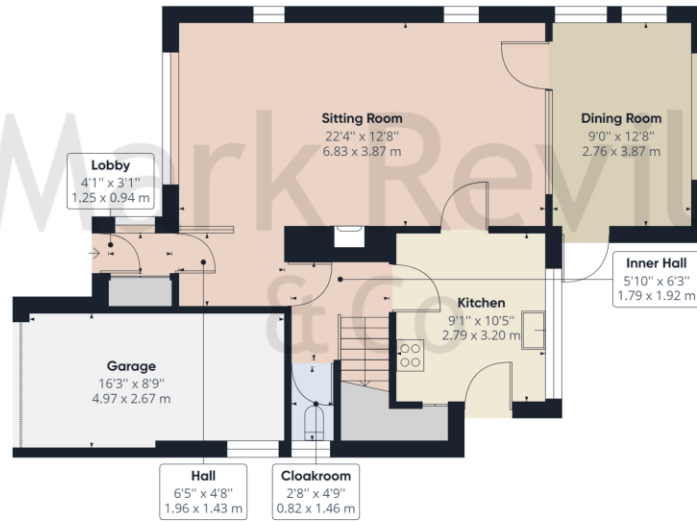
Integral Garage 16'3" x 8'9" (4.95m x 2.67m) Electrically operated up and over door. Light and power points. Gas meter.

Private Block Paved Drive Adjacent path flanked by rose and flower beds.

Front Garden Neatly laid to lawn with raised rose bed with stone retaining wall, borders planted with a colourful array of flowers.

Attractive Rear Garden About 37 feet (11.28m) in width x 37 feet (11.28m) in depth. Arranged with an L shaped paved sun terrace adjacent to the house with brick retaining walls, central steps to a level well-tended lawn with herbaceous borders on three sides containing an abundance of colourful flowers and shrubs including soft fruit bushes. Side access with gate. The garden is fully enclosed by timber fencing with a mature screening of tall hedges and trees beyond the rear boundary offering shelter and seclusion.

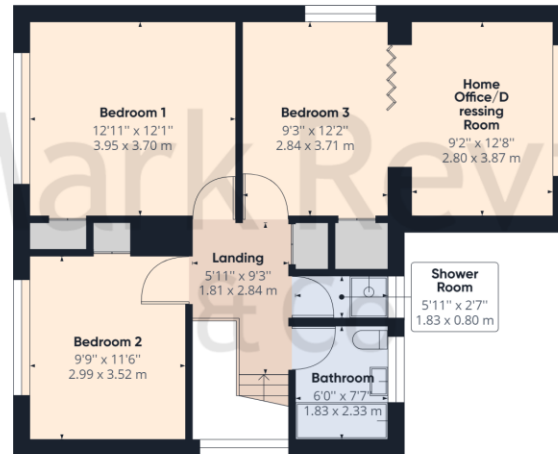




Ground Floor Building 1

Approximate total area⁽¹⁾

1470.62 ft²
136.62 m²

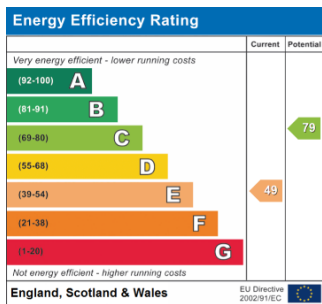


Floor 1 Building 1

(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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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.

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