



**5 Summerhill Close**  
Haywards Heath, RH16 1QY



**Mark Reville & Co**

## 5 Summerhill Close Haywards Heath, RH16 1QY

Guide Price £660,000

This charming semi-detached house of character built and designed in the 1930's by the renowned local architect Harold G Turner offers a unique opportunity to acquire a truly delightful home in a sought after private close. The house retains numerous features of the era including a fine solid oak staircase, beehive red brick open fireplace, leaded light windows with stained glass motifs, exposed ceiling timbers, natural timber floors and panelled internal doors. The accommodation is sympathetically and tastefully presented throughout having the benefit of gas central heating and incorporating 3 good sized bedrooms, bathroom, shower room, downstairs cloakroom, a fine sitting room, separate dining room and a comprehensively fitted kitchen. There is a brick built detached garage with useful garden loft storage space, a long private drive and the most attractive rear garden is arranged with a sheltered paved sun terrace with steps leading up to a level lawn enclosed by mature herbaceous borders.

Summerhill Close is an exclusive quiet private cul-de-sac lying immediately off Gander Hill in this highly sought after location just a short walk to Haywards Heath mainline railway station offering a fast and 42-45 minutes). There are several well regarded schools and colleges in the locality catering for all age groups whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand. Haywards Heath town centre is within easy reach with its wide range of shops



and array of restaurants as is the picturesque village of Lindfield with its historic High Street. The A23 lies 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north, the cosmopolitan city of Brighton and the south coast is 15.5 miles distant whilst the South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Porch** Outside lantern. Part glazed solid timber panelled front door to:

**Hall** Ample coat hanging space. Exposed brick walls. Picture rail. Radiator. Handsome solid oak staircase with leaded light windows to first floor.

**Inner Hall** Built-in shelved cupboard, cupboard over. Natural timber flooring.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with mixer tap and tiled splashback. Extractor fan. Natural timber flooring.

**Sitting Room** 16'8" x 11'9" (5.08m x 3.58m) A fine double aspect room with feature beehive red brick open fireplace with quarry tiled hearth. Wide leaded light bay window to front. Exposed ceiling timbers. TV aerial point. 3 wall light points. 2 radiators. Picture rail. Natural timber flooring.

**Dining Room** 13'8" x 11'5" (4.17m x 3.48m) Wide leaded light bay window incorporating casement doors to rear garden. Exposed ceiling timbers. 2 radiators. Picture rail. Natural timber flooring.

**Kitchen** 14' x 8' (4.27m x 2.44m) Comprehensively fitted with a range of cottage style hand painted units with solid wood work surfaces comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space under. Recess for microwave. Plumbing for dishwasher and washing machine. Good range of wall cupboards, further wall units including glazed open shelved unit. Recessed unit incorporating brushed steel **4 ring gas hob**, cupboard beneath, concealed extractor hood over, adjacent base cupboard with glazed and shelved unit over. **Built-in AEG electric oven**, cupboard under and over. Integrated **tall fridge** and **freezer**, adjacent tall storage cupboard. Work top and pelmet lighting. Radiator. Part tiled walls. Quarry tiled floor.

## FIRST FLOOR

**Landing** Hatch to loft space. Radiator. Picture rail.

**Bedroom 1** 15'5" x 15'1" (4.70m x 4.60m) Range of fitted wardrobes incorporating hanging rails and shelving with moulded panelled doors, some glazed and some mirrored. Most attractive red brick fireplace and hearth. 2 leaded light windows. Radiator. Picture rail. Natural timber flooring.

**Bedroom 2** 13'6" x 9'5" (4.11m x 2.87m) Double aspect with leaded light bay window to front. Radiator. Picture rail. Timber flooring.

**Bedroom 3** 11'2" x 9'2" (3.40m x 2.79m) Wide leaded light bay window overlooking the rear garden. Radiator. Picture rail.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, glazed screen, pedestal basin. Built-in airing cupboard housing Worcester gas boiler and insulated hot water cylinder, cupboard over with slatted shelf. Radiator. Part tiled walls. Tiled floor.

**Shower Room** Fully tiled shower cubicle with Mira thermostatic fitment, glazed bi-fold door, corner basin with tiled splashback, low level wc. Heated towel warmer/radiator. Tiled floor.

## OUTSIDE

**Detached Brick Built Garage** With hipped tiled roof, up and over door, light and power points with **first floor loft storage** approached from the rear garden.

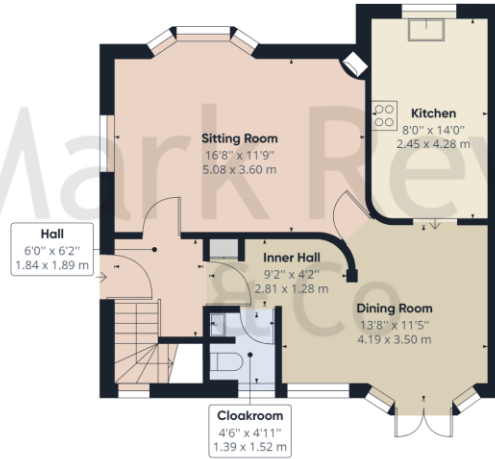
**Long Private Drive & Parking Area** Offering parking for several vehicles.

**Front Garden** Neatly laid to lawn with herbaceous borders planted with fig tree, azaleas, camellias, lavender, jasmine etc.

**Delightful Rear Garden** About 53 feet (16.15m) in length. Arranged with a sheltered paved terrace adjacent to the house with timber retaining walls. Timber steps with handrail to one side providing access to a level lawn enclosed by flower and shrub beds containing a wide variety of established plants, shrubs and trees including flowering cherry, rohan etc. **Integral garden store**. Door to storage over garage. The garden is fully enclosed by mature hedges and shrubs offering shelter and seclusion.

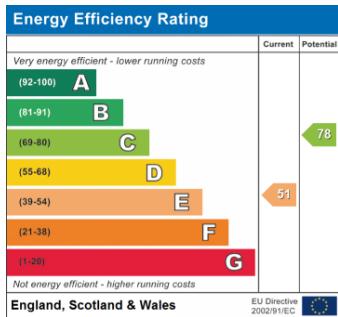
**Road Maintenance** £110 per annum.





Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
 1133.10 ft<sup>2</sup>  
 105.27 m<sup>2</sup>



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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