



40 Sergison Close
Haywards Heath, West Sussex. RH16 1HU



Mark Revill & Co

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Haywards Heath, West Sussex. RH16 1HU

£525,000

This excellent link detached house occupies a highly desirable and convenient location and enjoys the benefit of a delightful 87 foot west facing rear garden. The bright and well presented accommodation has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, bathroom, downstairs cloakroom, fine sitting room with bay window and a splendid comprehensively fitted kitchen with dining room. There is a double length garage which could easily be partially or fully converted to create further accommodation if required, subject to obtaining the usual consents and the delightful rear garden is arranged with a wide block paved sun terrace and a good size level lawn, all fully enclosed offering shelter and seclusion.

Situated in this sought after location just a short walk to Haywards Heath mainline railway 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 School, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also in the vicinity. 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 to the motorway network, Gatwick Airport is 14 miles to the north, the cosmopolitan city of Brighton and the coast is just over 15 miles to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Porch Built-in dustbin/store cupboard. Quarry tiled floor. Double glazed replacement front door to:

Hall

Cloakroom wc and basin with tiled splashback. Double glazed window. Radiator. Vinyl flooring.

Sitting Room 17'9" x 12'6" (5.41m x 3.81m) Deep double glazed bay window to front. TV aerial point. 2 radiators. Wood effect laminate flooring.

Kitchen with Dining Room 17'8" x 11'9" (5.38m x 3.58m) Comprehensively fitted with range of high gloss fronted units with laminate work surfaces extended to incorporate peninsula unit comprising inset composite sink with mixer tap, adjacent worktop, cupboards, drawers, integrated **dishwasher** and appliance space with plumbing for washing machine under. Fitted brushed steel **4 ring gas hob** with extractor hood over. Range of wall cupboards. Built-in **electric double oven**, cupboard under and over. Integrated tall **fridge** and **freezer**. Further eye level cupboard over peninsula unit/breakfast bar. Good size understairs storage cupboard. Radiator. Wood effect laminate flooring. Part tiled walls. Double glazed sliding door to rear garden.

FIRST FLOOR

Landing Built-in shelved storage cupboard. Built-in shelved linen cupboard housing Glow-worm gas combination boiler.

Bedroom 1 12'6" x 11' (3.81m x 3.35m) *plus door recess*. Built-in double wardrobe with bi-fold doors. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 10'10" *plus door recess* x 8'6" (3.30m x 2.59m) Built-in double wardrobe with sliding doors. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 3 9'7" x 6'7" (2.92m x 2.01m) Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with mixer tap, independent shower over, glazed shower screen, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

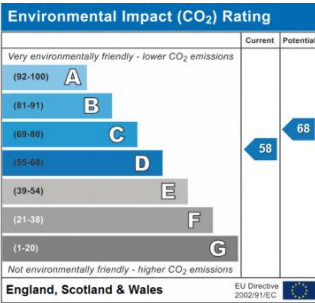
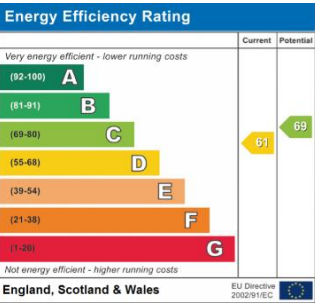
OUTSIDE

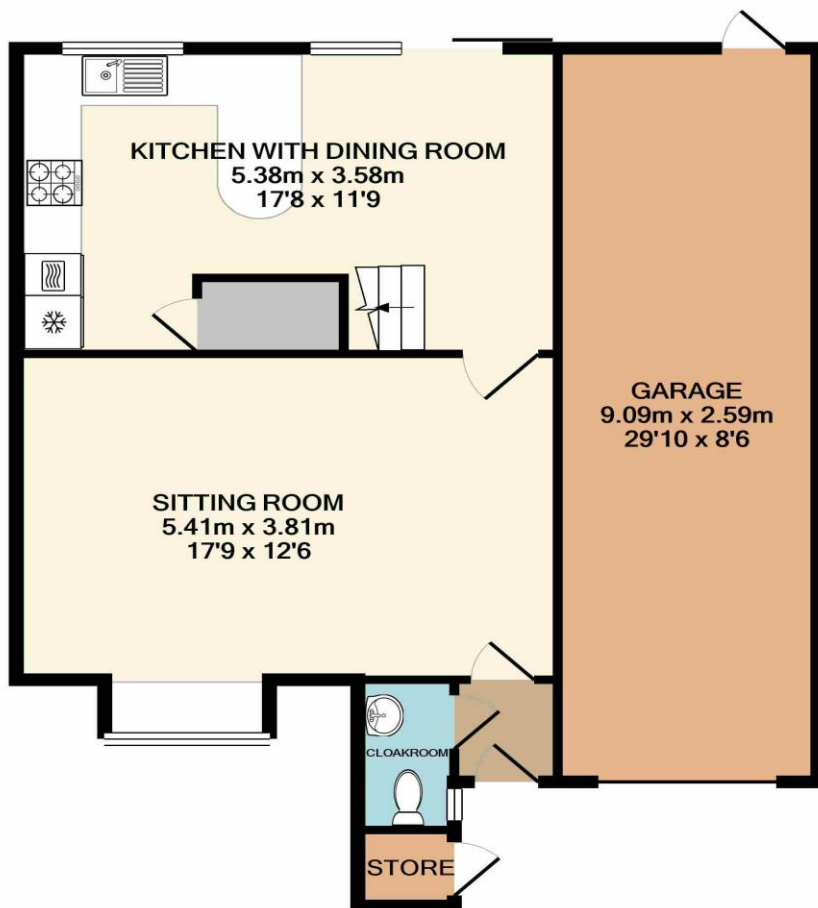
Attached Garage 29'10" x 8'6" (9.09m x 2.59m) Up and over door. Light and power points. Rear door.

Private Drive

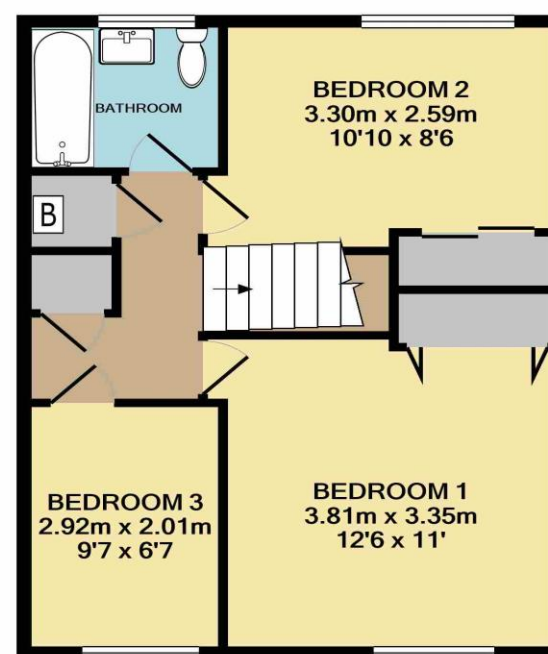
Front Garden Neatly laid to lawn with beds planted with a variety of shrubs including hydrangea and pieris.

Lovely West Facing Rear Garden About 87 feet (26.52m) in length. Arranged with a large two tier block paved sun terrace extending the width of the house with timber sleeper retaining walls, good size level lawn with block paved path to one side and raised herbaceous border to the other planted with a variety of flowers, shrubs and box hedging. The garden is fully enclosed with timber fencing and clipped bamboo hedging.





GROUND FLOOR
APPROX. FLOOR
AREA 67.8 SQ.M.
(730 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.9 SQ.M.
(430 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.7 SQ.M. (1160 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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