



**9 Fields End Close**  
Haywards Heath, West Sussex. RH16 3TR



**Mark Revill & Co**

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£450,000

This excellent thoughtfully extended semi detached house offers bright, spacious and well planned family accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The house incorporates 4 bedrooms (2 with built-in wardrobes), a refitted shower room, a fine double aspect sitting and dining room (23'5 in length), a downstairs cloakroom room and a superb comprehensively fitted kitchen/breakfast with utility room complete with oven, hob, dishwasher and fridge/freezer. There is an integral garage with an electrically operated roller door approached by a private drive and the most attractive south facing rear garden is well kept arranged with a paved sun terrace, level lawn and well stocked flower and shrub borders.

Situated towards the end of a quiet cul-de-sac lying immediately off Woodlands Road in this favoured established location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town has several parks, a modern leisure complex, a Sainsbury's and Waitrose superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.2 miles to the north and the cosmopolitan city of Brighton and the coast is 14.7 miles to the



south. The South Downs National Park and Ashdown Forest are within a short drive offering a natural venue for countryside walks.

## GROUND FLOOR

**Fully Enclosed Entrance Porch** uPVC double glazed replacement front door. Cupboard housing gas and electric meters. Double glazed window. Karndean flooring. Glazed door to:

**Sitting & Dining Room** 23'5" x 12'8" (7.14m x 3.86m) *narrowing to 10'6" (3.2m)* Handsome polished stone fireplace and hearth, fitted coal effect electric fire. TV aerial point. 2 radiators. Karndean flooring. Double glazed sliding door to rear garden.

**Kitchen/Breakfast and Utility Room** 18'5" x 10'8" (5.61m x 3.25m) Comprehensively fitted with an attractive range of units comprising inset enamel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and integrated **dishwasher** under. Fitted **4 ring halogen hob** with brushed steel extractor hood over flanked by wall cupboards. Built-in **electric oven**, drawers under and cupboard over. Integrated tall **fridge** and **freezer**. Further range of wall cupboards. Matching L shaped worktop incorporating peninsula unit, cupboards, drawers and appliance space with plumbing for washing machine under. Large storage cupboard, cupboard over. Ceiling downlighters. 2 double glazed windows. Radiator. Tiled effect vinyl flooring. Double glazed door to rear garden.

**Inner Hall** Useful understairs cupboard. Door to garage. Radiator. Laminate flooring. Stairs to first floor.

**Cloakroom** Wc with concealed cistern, basin with single lever mixer tap, tiled splashback, cupboard beneath. Double glazed window. Radiator. Laminate flooring.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to insulated loft space with light point.

**Bedroom 1** 12'8" x 10'6" (3.86m x 3.20m) Built-in double wardrobe with natural panelled timber doors. Double glazed window. Radiator.

**Bedroom 2** 12'7" x 10'4" (3.84m x 3.15m) Built-in double wardrobe with natural panelled timber doors. Double glazed window. Radiator.

**Bedroom 3** 10'8" x 10'5" (3.25m x 3.18m) Double glazed window. Radiator.

**Bedroom 4** 8'9" x 7'5" (2.67m x 2.26m) Double glazed window. Radiator.

**Shower Room** Refitted with white suite comprising large fully tiled shower with glazed screen, Mira thermostatic fitment, inset basin with single lever mixer tap, flanked by a shelf, cupboards beneath, wc with concealed cistern. Extractor fan. Ceiling downlighters. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

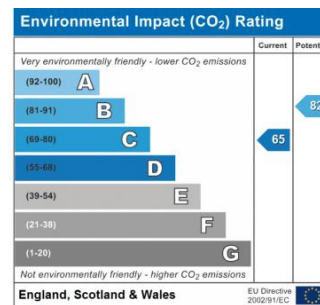
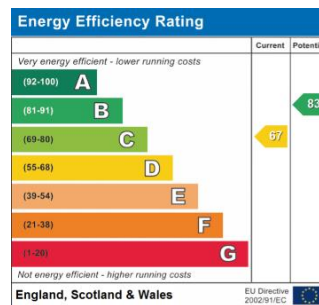
## OUTSIDE

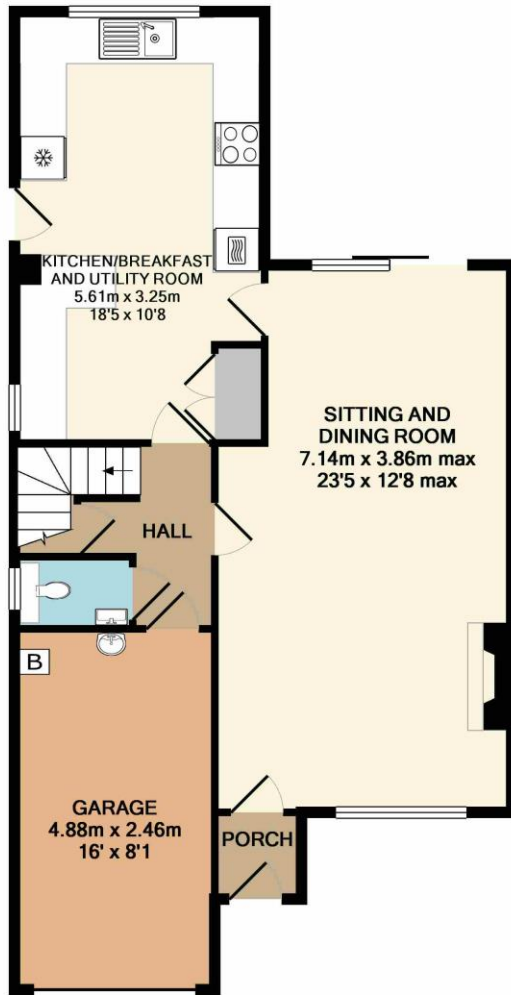
**Integral Garage** 16' x 8'1" (4.88m x 2.46m) Electrically operated roller door. Wall mounted gas boiler. Basin. Range of wall cupboards. Light and power points. Water tap.

**Private Drive** Block paved.

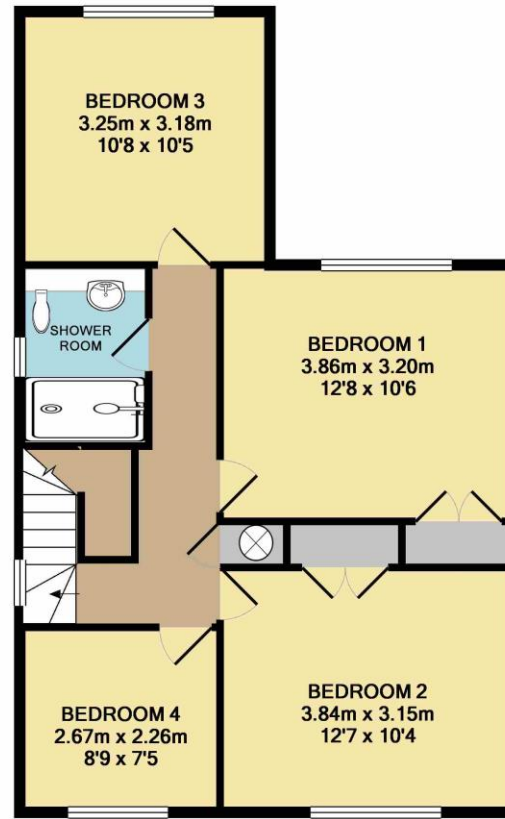
**Front Garden** Flower and shrub borders, clipped boundary hedge.

**South Facing Rear Garden** About 25 feet (7.62m) in length plus 11' (3.35m) terrace. Neatly laid to level lawn with shaped flower and shrub beds containing a wide variety of colourful flowers, plants and shrubs, paved terrace adjacent to the house and path to **timber shed**. Side access with gate to front. The garden is fully enclosed by close boarded fencing offering shelter and seclusion.





GROUND FLOOR  
APPROX. FLOOR  
AREA 64.3 SQ.M.  
(692 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 57.0 SQ.M.  
(613 SQ.FT.)

TOTAL APPROX. FLOOR AREA 121.2 SQ.M. (1305 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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