



**60 Turners Mill Road**  
Haywards Heath, West Sussex. RH16 1NN



**Mark Revill & Co**



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£425,000

This excellent end of terrace town house offers extremely well presented, bright, spacious and versatile accommodation arranged over three floors having the benefit of gas fired central heating and double glazed replacement windows throughout. The house has a favoured westerly aspect to the front and enjoys a pleasant outlook to the rear over historic buildings set amongst trees. The accommodation features a re-modelled stylish glass panelled staircase and incorporates 3 top floor bedrooms, a refitted bathroom, a spacious and light sitting room with picture window to the front and double doors opening to a further reception room/bedroom and on the ground floor there is a superb open plan living/dining room with well designed newly fitted kitchen incorporating integral appliances plus a useful downstairs cloakroom. An attached garage is approached from the rear via double gates to a block paved drive and turning area offering parking for 3-4 vehicles, there is an adjacent garden and terrace with decking fully enclosed by close boarded fencing providing privacy and seclusion. The front garden extends to about 60 feet in length planted with a various evergreens and lawn area with shrubs and enjoys a favoured westerly aspect. There is excellent scope for an extension to the side, subject to obtaining the usual planning consents.

Situated in this much favoured quiet location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 43 minutes). The house is within the catchment area of several





well regarded schools including Harlands Primary School and is close to the Dolphin Leisure complex and Sainsbury's superstore. Haywards Heath town centre is within easy reach with its wide range of shops and array of restaurants whilst the A23 lies approximately 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.

GROUND FLOOR

**Recessed Porch** Storage/parcel cupboard. Quarry tiled step. Outside light. Front door to:

**Entrance Lobby** Ample coat hanging space. Engineered oak flooring.

**Cloakroom** Refitted with white suite comprising low level wc and corner wash hand basin with tiled splashback. Double glazed window. Painted timber clad dado. Tiled flooring.

**Superb Open Plan Living/Dining Room with Kitchen**  
**Living/Dining Room** 15'5" x 11'9" (4.70m x 3.58m) plus 7'4" (2.24m) deep stair recess. 3 radiators. Engineered oak flooring. Double glazed casement doors overlooking the rear garden and decking flanked by double glazed windows.  
**Excellent Extremely Well Refitted Kitchen** 13'6" x 7'3" (4.11m x 2.21m) Comprising integrated appliances including **fridge/freezer**, under counter bin, **wine fridge**. Space and plumbing for washing machine and dishwasher. Ample worktops with base units beneath with cupboards and drawers, pan drawers, single drainer sink unit, **4 burner gas hob** with light and filter above, built-in eye level **double oven/grill** with cupboards above and below. Glass splashback. Further deep worktop incorporating breakfast bar. Tiled flooring. Ceiling downlighters. Wall cupboard housing gas fired boiler for domestic hot water and central heating. Telephone point. Kardean flooring. Outlook to front.

FIRST FLOOR

**Sitting Room** 16'10" x 15'5" (5.13m x 4.70m) With glass balustrade. Large double glazed picture window to front. TV and satellite point. 3 wall light points. 2 radiators. Staircase with glazed balustrade leading to top floor. Double doors opening through to:

**Reception/Bedroom 4** 15'4" x 8'9" (4.67m x 2.67m) Fitted double wardrobe/storage cupboard with cupboard over. Radiator. Large double glazed window overlooking rear gardens.

TOP FLOOR

**Landing** Airing cupboard housing pre-insulated hot water tank with slatted shelving.

**Bedroom 1** 11'3" x 9'7" (3.43m x 2.92m) Built-in wardrobe cupboard. Large double glazed window. Radiator.

**Bedroom 2** 10'5" x 9'8" (3.18m x 2.95m) Built-in double wardrobe cupboard. Double glazed window. Radiator.

**Bedroom 3** 8'2" x 5'6" (2.49m x 1.68m) Double glazed window. Radiator.

**Refitted Bathroom** White suite comprising P shaped bath with centrally mounted mixer tap, independent electric 'Aqualisa' shower, curved glazed screen, pedestal wash hand basin with monobloc mixer tap, low level with concealed cistern. Wall cupboard with recessed shelf beneath. Heated ladder towel warmer/radiator. Ceiling downlighters. Double glazed window. Fully tiled walls. Tiled flooring.



OUTSIDE

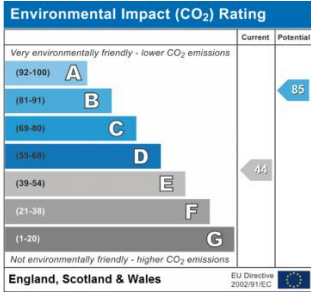
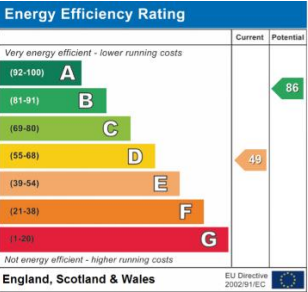
**Attached Garage** 18'2" x 8'8" (5.54m x 2.64m) Up and over door. Light and power point. Adjacent **shed** with door to front.

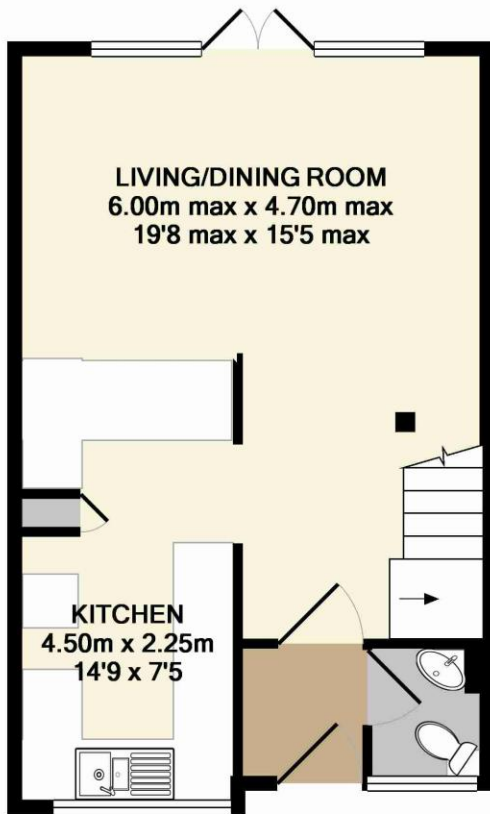
**Block Paved Drive and Turning Area** Offering space for 3-4 vehicles. Approached by double gates via rear access road.

**Front Garden** About 60 feet (18.29m) in length arranged mainly as lawn with deep herbaceous beds planted with a variety of flowers and shrubs. Paved pathway leading from the front door to a block paved parking area for 2 vehicles. Water tap.

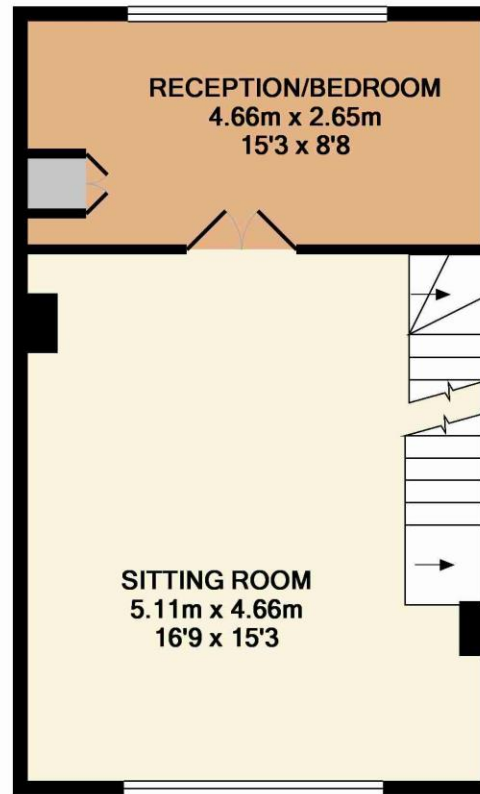


**Rear Garden** About 46 feet (14.02m) in length x 30 feet (9.14m) wide. Arranged with decked terrace adjacent to the house with lawn and shrub borders containing a variety of shrubs. Further lawn to the other side of the drive with shrub bed. The garden is fully enclosed by close boarded fencing, trellis and established hornbeam hedge offering shelter and seclusion.

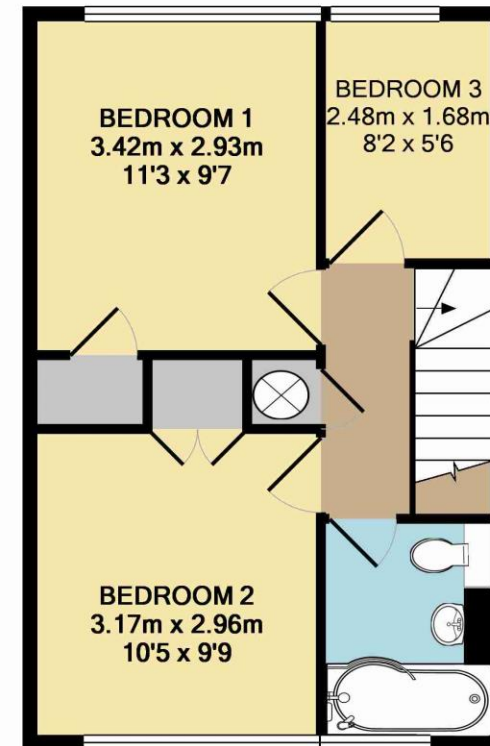




GROUND FLOOR  
APPROX. FLOOR  
AREA 35.3 SQ.M.  
(380 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 36.1 SQ.M.  
(388 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 33.9 SQ.M.  
(365 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 105.3 SQ.M. (1134 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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