



Apple Trees

Green Road, Wivelsfield Green, Sussex. RH17 7QA



Mark Revill & Co

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£450,000

Apple Trees is a detached bungalow built about 50 years ago offering bright and spacious accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The bungalow features a delightful south west facing rear garden extending to about 80 feet in length arranged mainly as level lawn. The accommodation incorporates a fine living room, separate dining room or home office, kitchen complete with oven and hob, 3 bedrooms, bathroom with white suite and a separate wc. There is an integral garage approached by a wide gravelled drive offering parking for several vehicles and there is ample space for **enlargement or an extension** subject to obtaining the usual planning consents.

Situated in this much favoured village location close to the recreation ground and village hall and just a short walk to a well-regarded primary school, a local shop/post office and inn/restaurant. There are several footpaths in the vicinity providing a natural venue for walking whilst Haywards Heath is about 3 miles to the north, Burgess Hill 3.8 miles to the west and Lewes 8.8 miles to the south all of which offer a wide range of



shops, an array of restaurants, a modern leisure complex, superstores and a mainline station (Haywards Heath to Victoria/London Bridge 42-45 minutes). Gatwick Airport is 17 miles to the north, the cosmopolitan city of Brighton and the south coast is less than 13 miles distant whilst the South Downs National Park lies just 5 miles away offering a beautiful natural venue for countryside pursuits.

L Shaped Hall Attractive part glazed panelled front door. Large built-in airing/storage cupboard housing Ideal Logic gas boiler and slatted shelving. Hatch to loft space with pulldown ladder. Radiator.

Living Room 15'8" x 12'4" (4.78m x 3.76m) Large double glazed picture window enjoying an outlook over the rear garden. Attractive red brick effect fireplace with quarry tiled hearth. TV aerial point. Radiator. Glazed panelled doors to:

Dining Room/Home Office 10'3" x 7'6" (3.12m x 2.29m) Radiator. Double glazed sliding doors to rear garden.

Kitchen 10'11" x 10'2" (3.33m x 3.10m) Inset enamel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space beneath with plumbing for washing machine. Space for upright fridge. Range of wall cupboards and corner shelf unit. Tiled recess housing **electric oven. 4 ring gas hob** and extractor hood over. Recessed worktop, cupboards flanked by wine racks under, further glazed wall cabinets over. Double glazed window. Part tiled walls. Vinyl flooring. Part glazed door to outside.

Bedroom 1 14'2" x 10'10" (4.32m x 3.30m) plus deep recess. Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 2 9'2" x 8'10" (2.79m x 2.69m) Double glazed window. Radiator.

Bedroom 3 9'2" x 8'2" (2.79m x 2.49m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and independent shower over, glazed screen, pedestal basin with single lever mixer tap. Large recessed wall mirror. Radiator. Double glazed velux window. Fully tiled walls. Tiled floor.

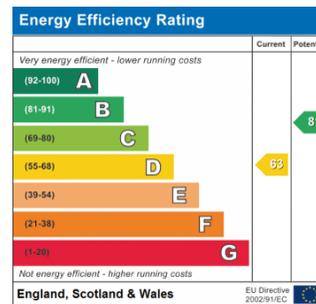
Separate wc Suite comprising close coupled wc and small basin with single lever mixer tap. Double glazed window. Radiator. Part tiled walls. Tiled floor.

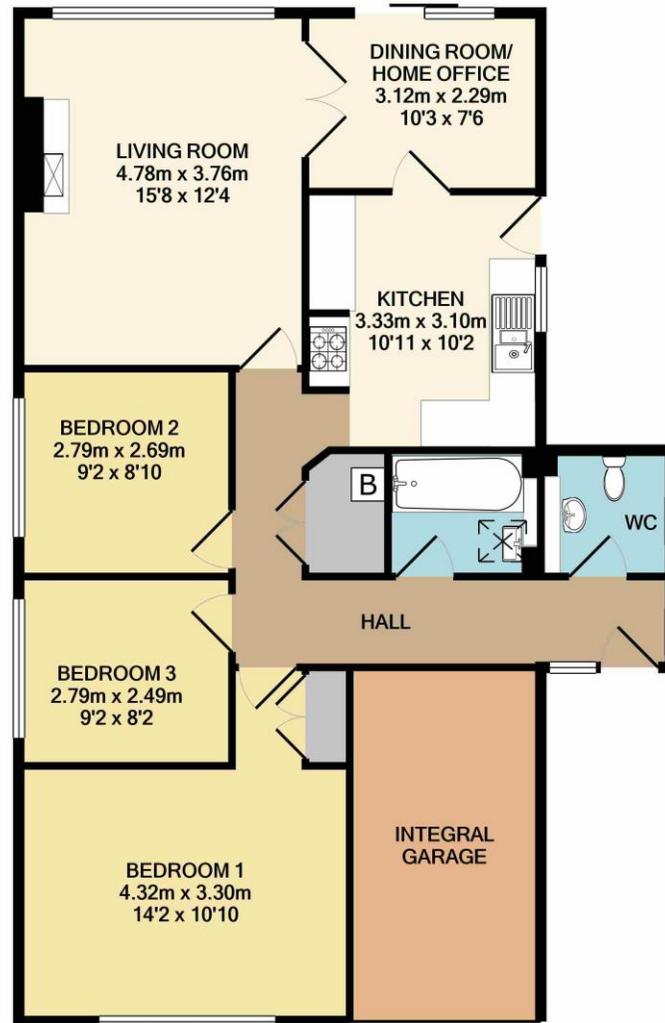
OUTSIDE

Integral Garage

Gravelled Parking Area to the Front Offering space for 4-5 vehicles.

South West Facing Rear Garden Irregular in shape. About 80 feet (24.38m) x 44 feet (13.41m) wide (average measurements). Arranged mainly as level lawn planted with a variety of shrubs and small trees including mature apple trees. Paved terrace adjacent to the bungalow. Hardstanding area to the side with **shed** and wrought iron gate to front.





TOTAL APPROX. FLOOR AREA 93.5 SQ.M. (1007 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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