



Ingrebourne

Hurstwood Lane, Haywards Heath, RH17 7SH



Mark Revill & Co

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Guide Price £850,000

This superb detached family house has been imaginatively and thoughtfully extended creating additional bedroom/recreation space on the ground floor ideally suitable as a separate suite. This splendid home enjoys far reaching views from the rear to the South Downs and has the benefit of gas central heating and double glazed replacement windows throughout. The beautifully presented accommodation incorporates 4 bedrooms, 2 shower bathrooms (the main bedroom has an en suite shower and dressing room), in addition to a large recreation/bedroom on the ground floor with en suite wet room there is a fine triple aspect sitting room, dining/living room, family room, a downstairs cloakroom, excellent comprehensively fitted kitchen/breakfast room complete with appliances and a useful utility room. There is an attached double garage approached by a wide drive and turning area offering parking for numerous vehicles and the delightful south east facing rear garden is arranged with a wide paved sun terrace, lawn and well stocked herbaceous borders.

Situated in this much favoured established location on the south eastern edge of Haywards Heath close to Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools and colleges in the area catering for all age groups and the town also offers a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies 6.3 miles to the west via the recently opened bypass, Gatwick Airport is just over 15 miles to the north and the cosmopolitan city of Brighton and the coast is 14 miles to the south whilst the South Downs National Park is just a short drive away offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Large Entrance Porch With timber pillars. Paved slope and step. Attractive double glazed composite door to:

Hall Built-in coats/storage cupboard. High level slatted shelf, radiator beneath. Karndeane wood effect flooring.

Cloakroom White suite comprising close coupled wc and pedestal basin with single lever mixer tap. Radiator. Skylight. Half tiled walls. Tiled floor.

Fine Triple Aspect Sitting Room 20'4" x 11'7" (6.20m x 3.53m) Handsome contemporary stone open fireplace and hearth. 2 double glazed windows. TV aerial point. Upright column radiator. Ceiling down lighters. Double glazed casement doors flanked by tall windows to rear garden. Double doors to:

Dining/Living Room 20'4" x 11'6" (6.20m x 3.51m) Double aspect. 2 double glazed windows. Radiator, further upright column radiator. Double glazed casement doors to sun terrace and rear garden. Half glazed doors from hall. Fine staircase with natural timber balustrade to first floor. Opening to:

Kitchen/Breakfast Room 11'10" x 11'1" (3.61m x 3.38m) Comprehensively fitted with quality range of high gloss fronted units with granite work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, extensive L shaped worktop, cupboards, drawers, wine rack, integrated Bosch **dishwasher** and Siemens **warming drawer** beneath. Built-in Siemens **double electric oven** with **4 ring halogen hob** and brushed steel extractor hood over flanked by wall cupboards. 2 adjacent tall storage cupboards. Peninsula breakfast bar with cupboard beneath. Ample space for American style fridge/freezer. Double glazed window. Radiator. Ceiling down lighters. Tiled floor.

Family Room 9'6" x 8'5" (2.90m x 2.57m) Range of fitted shelving. Double glazed window. Radiator. Karndeane wood effect flooring. Door to:

Utility Room 6'5" x 5'11" (1.96m x 1.80m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboard and appliance space with plumbing for washing machine and space for tumble dryer beneath. Glazed wall cupboard. Tall built-in cupboard housing Worcester gas boiler with second insulated hot water cylinder (for hot water supply to wet room). Double glazed window. Part tiled walls. Karndeane wood effect flooring.

Recreation Room/Bedroom 5 15'11" x 11'7" (4.85m x 3.53m) Presently utilised as a ground floor bedroom. Radiator. Karndeane wood effect flooring. Double glazed casement doors to rear garden. Double doors to:

En Suite Wet Room White suite comprising bath, basin with single lever mixer tap, shower area with water proof panelled walls and Mira shower fitment. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling down lighters. Fully tiled walls. Non slip vinyl flooring.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing hot water cylinder. Double glazed window. Hatch with pull down ladder to loft space.

Bedroom 1 13'4" x 10'7" (4.06m x 3.23m) Double glazed window. Radiator. **Walk-in dressing room** with hanging rails, shelving and double glazed window.

En Suite Shower Room Fully tiled shower with curved glazed screen, close coupled wc, wide basin with mixer tap, cupboard beneath. Heated ladder towel warmer/radiator. Extractor fan. Shaver point. Double glazed window. Half tiled walls. Tiled floor.

Bedroom 2 12'1" x 9'9" (3.68m x 2.97m) Fitted double wardrobe with deep drawer under. Fitted high level open book/display shelving. Double glazed window. Radiator.

Bedroom 3 10'11" x 10'1" (3.33m x 3.07m) Enjoying far reaching views to the South Downs. Double glazed window. Radiator.

Bedroom 4 9'9" x 8'4" (2.97m x 2.54m) Double glazed window. Radiator.

Family Bathroom with Shower White suite comprising bath with mixer tap and shower attachment, fully tiled shower with glazed screen and door, pedestal basin with single lever mixer tap, close coupled wc. Heated ladder towel warmer/radiator. Shaver point. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

Double Garage 16'4" x 16'1" (4.98m x 4.90m) Electrically operated roller door. Light and power points. Fitted work bench, shelving under. Range of wall cupboards. Door to utility room.

Wide Drive and Forecourt Offering parking for 5-6 vehicles. Approached by a five-bar gate flanked by mature herbaceous beds.

Most Attractive South East Facing Rear Garden About 68 feet (20.73m) in width. Arranged with an extensive paved sun terrace extending the width of the property with brick retaining wall opening to a well kept lawn with well stocked herbaceous borders containing a wide variety of plants and shrubs including fruit trees, fig tree, bay, acer, hydrangea, brush evergreens, etc. **Timber shed/summerhouse**. Water tap. The garden is fully enclosed by close boarded timber fencing and mature beech hedge.





Ground Floor Building 1



Floor 1 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

1844.52 ft²
171.36 m²

Reduced headroom

10.69 ft²
0.99 m²

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom (below 1.5m/4.92ft)

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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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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