



54 Penland Road

Haywards Heath, West Sussex. RH16 1PH



Mark Revill & Co

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£495,000

This attractive traditionally built detached house offers spacious and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The property incorporates 3 good size bedrooms, bathroom, a fine double aspect sitting/dining room (over 25 feet in length), downstairs cloakroom, a home office/family room and a well fitted kitchen/breakfast room complete with appliances. There is an integral garage approached via a private drive and the rear garden is triangular in shape arranged mainly as lawn and extends to a maximum of 67 feet in length.

Situated in this much favoured established location just a short walk to the highly regarded Harlands Primary School, Haywards Heath Sixth Form College and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve and Paiges Meadow is close at hand offering a natural venue for walking as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the A23 lies



just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 12 miles to the north, the cosmopolitan city of Brighton and the coast are just over 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Porch Attractive hardwood panelled front door to:

Hall Good size under stairs cupboard. Double glazed window. Radiator. Parquet flooring. Stairs to first floor.

Cloakroom Suite comprising wc and basin. Double glazed window. Half tiled walls.

Sitting and Dining Room 25'3" x 10'10" (7.70m x 3.30m) A fine double aspect room with double glazed casement doors flanked by tall double glazed windows to rear garden. Fitted gas fire. TV aerial point. Telephone point. 3 wall light points. Further double glazed window. 2 radiators. Part parquet flooring.

Home Office/Family Room 9'8" x 8'10" (2.95m x 2.69m) Double glazed window. Radiator. Wood effect laminate flooring.

Kitchen/Breakfast Room 15'5" x 9'8" (4.70m x 2.95m) Fitted with attractive range of units with timber work surfaces incorporating inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards, drawers, integrated **fridge** and appliance space with plumbing for washing machine and dishwasher under. Built-in Bosch brushed steel **electric oven**, fitted Bosch **4 ring halogen hob** with brushed steel extractor hood over flanked by wall cupboards. 2 double glazed windows. Radiator. Ceiling down lighters. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Double glazed window.

Bedroom 1 13'2" x 11' (4.01m x 3.35m) Double aspect. Built-in triple wardrobe, cupboards over with louvre doors adjacent tall shelved recess. 3 double glazed windows. Radiator.

Bedroom 2 9'9" x 9' (2.97m x 2.74m) Double aspect. Hatch to loft space. 2 double glazed windows. Radiator.

Bedroom 3 12'10" into door recess x 7'8" (3.91m x 2.34m) Door to large eaves storage space. Built-in airing cupboard housing pre-insulated hot water cylinder with louvre door. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, independent Aqualisa power shower over, pedestal basin, close coupled wc. Electrically heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling down lighters. Fully tiled walls.

OUTSIDE

Attached Garage Up and over door.

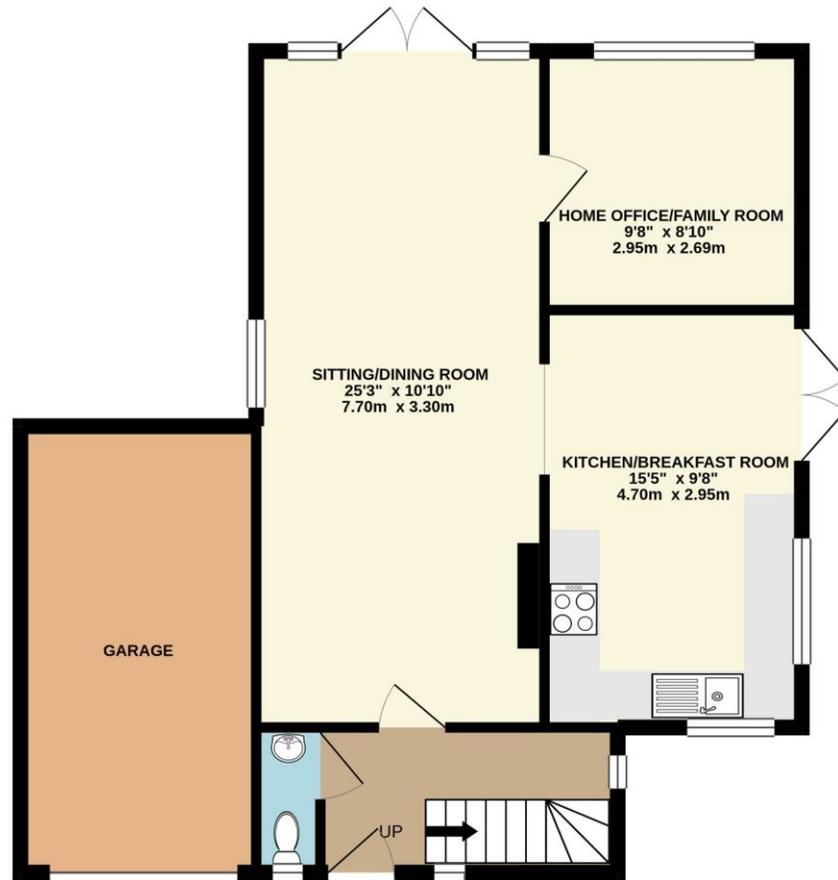
Private Drive

Front Garden Arranged with lawn to either side of the drive with mature silver birch.

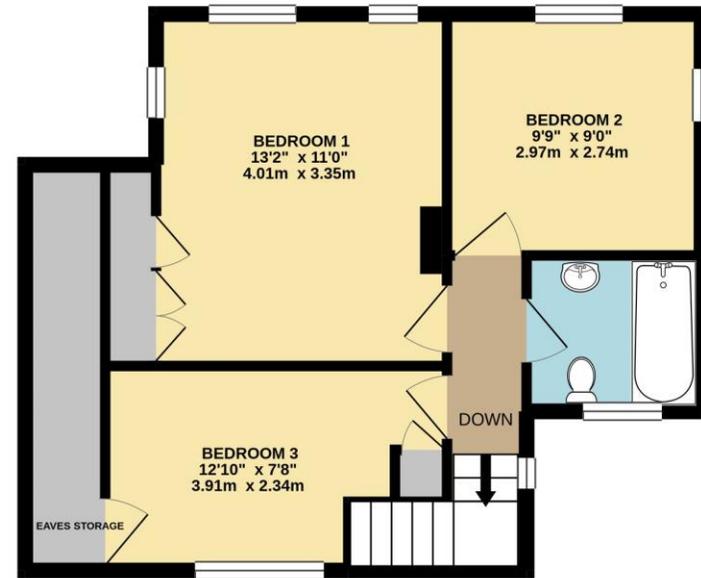
Rear Garden Triangular in shape extending to a maximum of 67 feet in length. Arranged mainly as lawn with flower and shrub borders, silver birch, raised concrete patio adjacent to the house. Area to the north side with lawn, stepping stone path and gate to side access. Paved area on the south side with outside tap, grapevine and further gate to front. The garden is fully enclosed by close boarded fencing and clipped mixed hedge.



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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