



## Path Head

Fox Hill, Haywards Heath, West Sussex. RH16 4RF



Mark Revill & Co

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RH16 4RF

£580,000

Path Head is a unique individual detached Turner style house of character with many internal features including a stone open fireplace with inset wood burner, oak dado rails and spindle balustrade with oak handrail, there is also a generous uPVC conservatory to the rear of the property which overlooks the mature landscaped terraced rear garden. There is also a further separate enclosed garden area offering seclusion with a south and westerly aspect. The property is served by gas fired central heating to radiators throughout. To the front there is a tarmac driveway approached through five bar gates with parking and turning for numerous vehicles.

Situated in this much sought after location on the southern edge of the town within a short walk of a Sainsbury's Local and Princess Royal Hospital. The town centre is close at hand with its wide range of shops and an array of restaurants in the nearby Broadway. The mainline station offers fast commuter services to London (Victoria/London Bridge 42-45 minutes) and there are several highly regarded local schools both state and private in the locality. The town has several large parks for recreation and a modern leisure complex and a Sainsbury's and Waitrose superstore. To the west of Haywards Heath lies the A23 giving direct road access to the M25 and Gatwick International Airport (16 miles). The cosmopolitan city of Brighton and the south coast is 13 miles to the south.



## GROUND FLOOR

**Covered Entrance Porch** with quarry tiling. Solid oak front door to:

**Entrance Hall** Telephone point. Oak dado rail. Radiator. Understairs storage cupboard and large coats cupboard. Picture light. Tiled flooring. Stairs to first floor.

**Cloakroom** Comprising low level wc, corner wash basin with cupboard beneath. Radiator. Half tiled walls. Tiled flooring.

**Double Aspect Study/Snug** 11'7" x 11'6" (3.53m x 3.51m) Radiator. Secondary glazing. 2 built-in corner cupboards with shelving above. Further range of built-in cupboards with glass top and book shelving over, also high level shelving. Wall light point. Telephone point. Hatch to kitchen.

**Sitting Room** 16' x 11'8" (4.88m x 3.56m) Feature natural stone fireplace with matching hearth with feature inset wood burner. 2 wall light points. TV aerial point. Radiator. Secondary glazing. Bi-fold louvered shutter doors opening through to:

**Conservatory/Dining Room** 11'6" x 11' (3.51m x 3.35m) Part brick and uPVC double glazed construction. Tiled flooring. 2 radiators. Ceiling fan incorporating lighting. Ceiling blinds. Wall light point. Double doors opening onto the attractive mature terraced rear garden.

**Kitchen** 11'5" x 6'9" (3.48m x 2.06m) One and a half bowl polycarbonate sink unit with chromium mixer tap set in wood edge work surfaces with cupboards and drawers under. Built-in larder cupboard with shelving and gas meter. 2 eye level wall cupboards. Gas cooker point. Plumbing for washing machine and dishwasher. Space for under counter fridge. TV aerial point. Tiled flooring. Concealed underlighting. Secondary glazing. Wall mounted Worcester gas fired boiler for domestic hot water and central heating. Part tiled walls. Door to gardens.

## FIRST FLOOR

**Galleried Landing** Spindle balustrade and oak handrail. Oak dado rail. Radiator. Wall light point. Secondary glazed window. Hatch to loft area. Airing cupboard with factory lagged hot water tank and shelving.

**Bedroom 1** 15' x 11'6" (4.57m x 3.51m) Double aspect room. 2 secondary glazed windows. Radiator. Outlook to both front and rear.

**Bedroom 2** 12' x 11'6" (3.66m x 3.51m) Double aspect. Secondary glazed windows. Radiator.

**Bedroom 3** 11'6" into door recess x 8' into recess (3.51m x 2.44m) Radiator. Outlook over rear garden. Secondary glazing.

**Bathroom** Suite comprising shaped double ended panelled bath with chromium mixer tap and hand shower, also wall mounted plumbed shower over, pedestal wash basin with mirror fronted cabinet above, low level wc. Chromium heated towel rail. Part tiled walls. Ceiling downlighters. Secondary glazing.

## OUTSIDE

**Detached Single Garage** 19'3" x 8'1" (5.87m x 2.46m) Brick and tiled construction with light and power and personal door to rear.

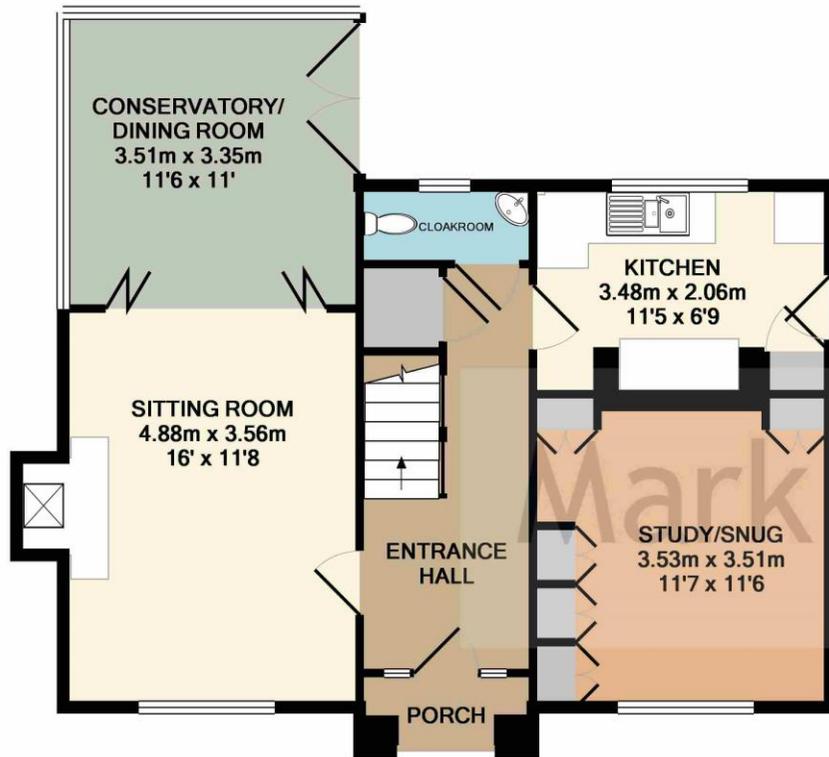
**Front Garden** Approached through double five bar gates with tarmac driveway leading to parking and turning for numerous vehicles. Lawn area interspersed with various specimen shrubs including rhododendrons and camellias. Wide side border with 3 flowering cherry trees. Outside lighting on sensors. Gated side access on both sides of the property leading through to:

**Rear Garden** 50 feet wide x 29 feet deep (15.24m x 8.84m) having been professionally landscaped with 2 terraces for easy maintenance, paved patio area. Outside tap. Outside lights. Retaining walls with well stocked beds. Numerous evergreens. There are wide paved steps with feature lighting leading to a paved sun terrace all of which enjoys a south westerly aspect. Pathway leading to further garden area approximately 48 feet x 25 feet (14.63m x 7.62m) with **timber garden shed**. All enclosed with mature laurel and beech hedging being laid as level lawn enjoying seclusion also with a south and westerly aspect.

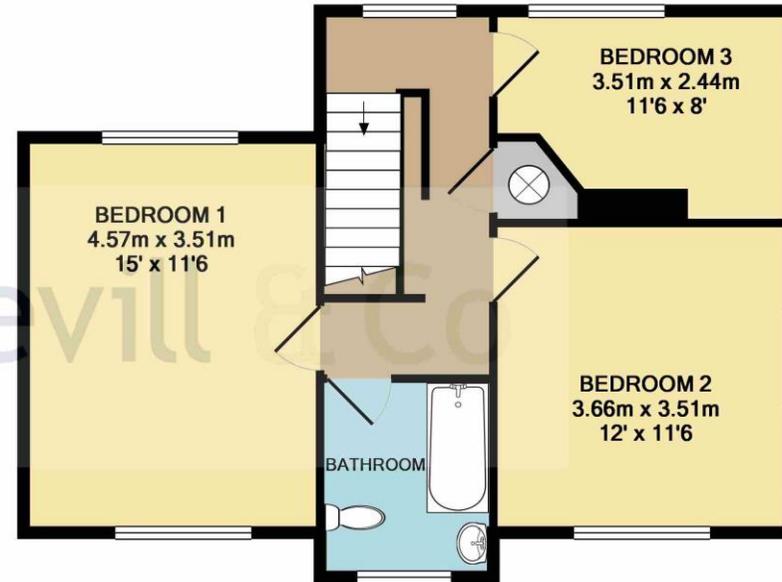


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		56	69
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 62.7 SQ.M.  
(675 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 50.5 SQ.M.  
(543 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 113.2 SQ.M. (1218 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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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

