



**29 Charters Gate Way**  
Wivelsfield Green, Sussex. RH17 7EW



**Mark Revill & Co**

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£675,000

This beautifully presented and exceptionally well fitted detached house built by Cala Homes about 7 years ago occupies a delightful quiet village location. The bright, spacious and contemporary interior has the benefit of gas central heating, double glazing (Anglian 10 year guarantee), Amtico wood effect flooring (fitted in February 2024) to the ground floor and incorporates 4 bedrooms, luxury en suite shower room to the main bedroom, bathroom, downstairs cloakroom, a fine living room with double glazed doors opening to the rear garden and a quality Benchmarx comprehensively fitted kitchen/dining room complete with appliances in addition to a utility room. There is a garage approached by a private drive offering parking for 2 vehicles and the most attractive rear garden is arranged with a wide paved sun terrace with covered pergola, wild meadow lawn and well stocked herbaceous borders.

Situated in this sought after village just a short walk to a good local shop, pub with restaurant, village hall and well regarded primary school. Haywards Heath is 2.6 miles to the north, Burgess Hill 3.3 miles to the west and Lewes 9.2 miles to the south all of which offer a wide range of shops, an array of restaurants, leisure facilities, well regarded schools and a mainline station (Haywards Heath - Victoria/London Bridge 42-45 minutes). Gatwick Airport is 16.5 miles distant, the cosmopolitan city of Brighton and the coast is about 14 miles to the south whilst the South Downs National Park is just a short drive away offering a beautiful natural venue for countryside walks.



## GROUND FLOOR

**Porch** Most attractive double glazed composite front door flanked by double glazed windows to:

**Hall** Built-in coats/store cupboard. Good size understairs storage cupboard.

**Cloakroom** White suite comprising low level wc with concealed cistern, pedestal basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Amtico wood effect flooring.

**Living Room** 18'5" x 12' (5.63x 3.66m) Feature wood strip clad wall incorporating contemporary log effect fire, sound bar and TV. TV/satellite aerial point. Double glazed window. 2 radiators. Amtico wood effect flooring. Double glazed casement doors to rear garden.

**Superb Kitchen/Dining Room** 17'3" x 10'2" (5.27m x 3.10m) Comprehensively fitted with Benchmark quality range of high gloss fronted units with quartz work surfaces and upstands comprising inset enamel bowl and a half sink, adjacent L shaped work surface, cupboards, drawers and integrated **dishwasher** beneath. Fitted **4 ring gas hob** with filter hood over. Excellent range of wall cupboards, one housing Ideal gas boiler. Integrated **fridge** and **freezer**. Built-in **electric double oven**, drawers under, cupboard over, tall storage cupboard and corner larder cupboard. Worktop lighting. TV aerial point. 2 double glazed windows with plantation shutters. Radiator. Amtico wood effect flooring.

**Utility Room** 6'2" x 5'4" (1.90m x 1.63m) Laminate worktop and upstand, cupboard and space for tumble dryer and plumbing for washing machine under. Range of wall cupboards. Extractor fan. Radiator. Ceiling downlighters. Amtico wood effect flooring. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch to loft space. Good size built in airing cupboard housing sealed hot water cylinder, slatted shelving and light point. Radiator.

**Bedroom 1** 13'1" x 9'10" (4.01m x 3.01m) Good size built in double wardrobe. TV/satellite aerial point. Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising fully tiled glazed shower, low level wc with concealed cistern, basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Extractor fan. Shaver point. Ceiling downlighters. Double glazed window. Part tiled walls. Amtico wood effect flooring.

**Bedroom 2** 9'10" x 8'11" (3.02m x 2.73m) Double room with good size built in wardrobe. TV/FM/satellite aerial points. Double glazed window. Radiator.

**Bedroom 3** 9'4" x 8'3" (2.85m x 2.67m) Presently used as a dressing room. Double glazed window. Radiator.

**Bedroom 4** 9'8" x 8'5" (2.96m x 2.59m) Presently used as an office. TV/satellite aerial point. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, independent shower over, glazed screen, basin with single lever mixer tap, cupboard beneath, low level wc with concealed cistern. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Half tiled walls, fully tiled around bath. Amtico wood effect flooring.

## OUTSIDE

**Garage** 19'8" x 9'8" (5.99m x 2.95m) Electrically operated roller door. Light and power points.

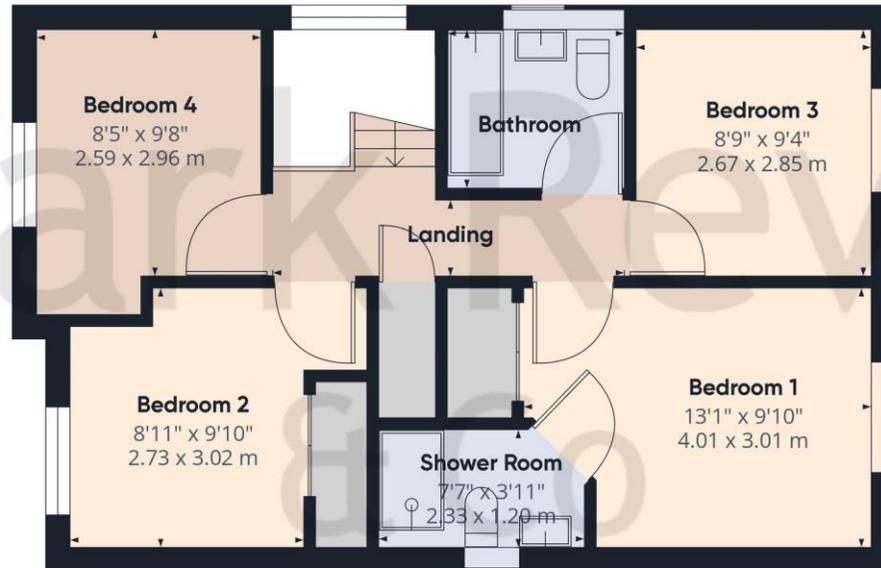
**Private Drive** Offering parking for 2 vehicles.

**Most Attractive Rear Garden** About 32ft (9.75m) in length. Arranged with good size paved sun terrace with timber pergola and polycarbonate roof. Wild meadow central lawn, adjacent paved path, raised well stocked herbaceous borders on two sides with timber retaining walls. **Greenhouse. Timber shed** 10' x 8'. Side gate to drive. Outside lights, power points and water tap. The garden is fully enclosed with close boarded fencing.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1129.7 ft<sup>2</sup>  
104.95 m<sup>2</sup>

(1) Excluding balconies and terraces

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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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

