



10 Greenhill Park
Haywards Heath, West Sussex. RH17 7SW

Mark Revill & Co

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£625,000

This splendid detached house occupies an unrivalled position, located at the end of a cul de sac backing onto open countryside and enjoying stunning views to the South Downs. This delightful home enjoys delightful good size south facing gardens extending to a maximum width of 133 feet which offers excellent scope for an extension on either side of the existing house, subject to obtaining the usual planning consents. The bright, spacious and well planned accommodation features 3 double bedrooms including a master suite with dressing area, shower room and a south facing balcony, a large sitting and dining room (27'6" x 16'6"), a good size kitchen/breakfast room and useful utility room. There is an integral garage plus a detached garage approached by a wide private drive offering parking for 4-5 vehicles.

Greenhill Park is a small cul de sac lying immediately off Greenhill Way on the favoured eastern side of town, close to the Princess Royal Hospital. Haywards Heath offers a wide range of shops, an array of restaurants in The Broadway, several well regarded schools catering for all age groups, a modern leisure complex and a mainline railway station offering a fast and frequent service to London (Victoria/London Bridge 42-45 minutes). The A23 lies 6.4 miles to the west via the recently opened bypass offering a direct route to the motorway network, Gatwick Airport is 16 miles to the north and the cosmopolitan city of Brighton and the south coast is 13.5 miles distant. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Fully Enclosed Entrance Porch Double glazed on two sides. Quarry tiled floor. Glazed panelled door and side screen to:

Hall Good size understairs coats/storage cupboard. Wall light point. Radiator. Stairs with decorative wrought iron balustrade and polished hardwood handrail to first floor. Door to garage.

Cloakroom Close coupled wc, pedestal basin. Double glazed window. Half tiled walls. Vinyl flooring.

Fine Sitting and Dining Room 27'6" x 16'6" (8.38m x 5.03m) narrowing to 12' in dining area (3.81m) Double aspect with double glazed bow window to front and double glazed sliding door to rear enjoying stunning open views over the rear garden to the South Downs. Feature stone built fireplace extended to form book shelving and display niches, polished hardwood mantle, wide stone paved hearth, fitted live flame coal effect gas fire. TV aerial point. 5 wall light points. Radiator.

Kitchen/Breakfast Room 15'6" x 9' (4.72m x 2.74m) Fitted with a range of natural timber fronted units comprising inset enamel bowl and a half sink with mixer tap, extensive L shaped work top, cupboards, drawers and integrated Bosch **dishwasher** under. Fitted Hotpoint **4 ring halogen hob** with concealed extractor hood over flanked by wall cupboards. Built in Hotpoint **electric double oven**, cupboards under and over, further wall units incorporating shelving. Wall display/book shelf unit. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

Utility Room 7'11" x 5'11" (2.41m x 1.80m) Stainless steel sink with cupboards and drawers under. Plumbing for washing machine. Work top with appliance/storage space beneath. Wall cupboards. Wall mounted Potterton gas boiler. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed door to outside.

FIRST FLOOR

Spacious Landing Deep built in slatted shelved airing cupboard housing lagged hot water cylinder. Hatch to loft space. Double glazed window.

Bedroom 1 16'5" x 14' (5m x 4.27m) Range of fitted wardrobes with cupboards over, natural wood louvre doors. Double glazed bow window to front. Wall light point. Radiator. Wide opening to:

Dressing Area 8'10" x 8'8" (2.69m x 2.64m) Double glazed sliding doors enjoying uninterrupted views to the South Downs and access to:

South Facing Balcony About 13' in length (3.96m). Wrought iron balustrade.

En Suite Shower Room Fully tiled glazed shower with Mira thermostatic fitment, pedestal basin, close coupled wc. Shaver point. Electrically heated chrome towel warmer. Double glazed window. Half tiled walls.

Bedroom 2 12'0" x 10' (3.66m x 3.05m) Built in double wardrobe. Double glazed window. Radiator.

Bedroom 3 9'10" x 9'5" (3m x 2.87m) With superb open views. Built in double wardrobe. Double glazed window. Radiator.

Bathroom Bath with mixer tap and shower attachment, pedestal basin, close coupled wc. Shaver point. Double glazed window. Fully tiled walls.

OUTSIDE

Integral Garage 18'10" x 10' (5.74m x 3.05m) Electrically operated up and over door. Light and power points. Gas and electric metres. Double glazed window and door to outside.

Separate Detached Garage with Garden Store

Garage 17'10" x 8'7" (5.44m x 2.62m) Electrically operated up and over door. Light and power points. **Adjacent gardens. Garden Store** with double doors

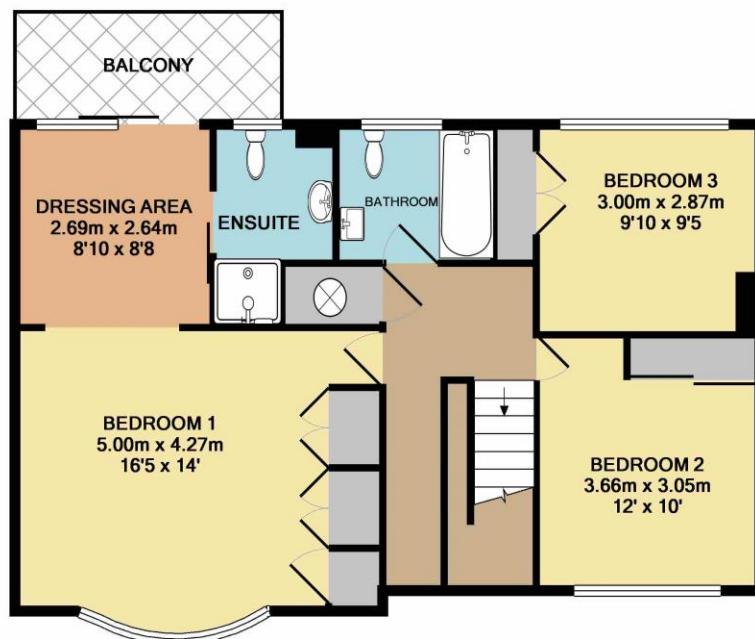
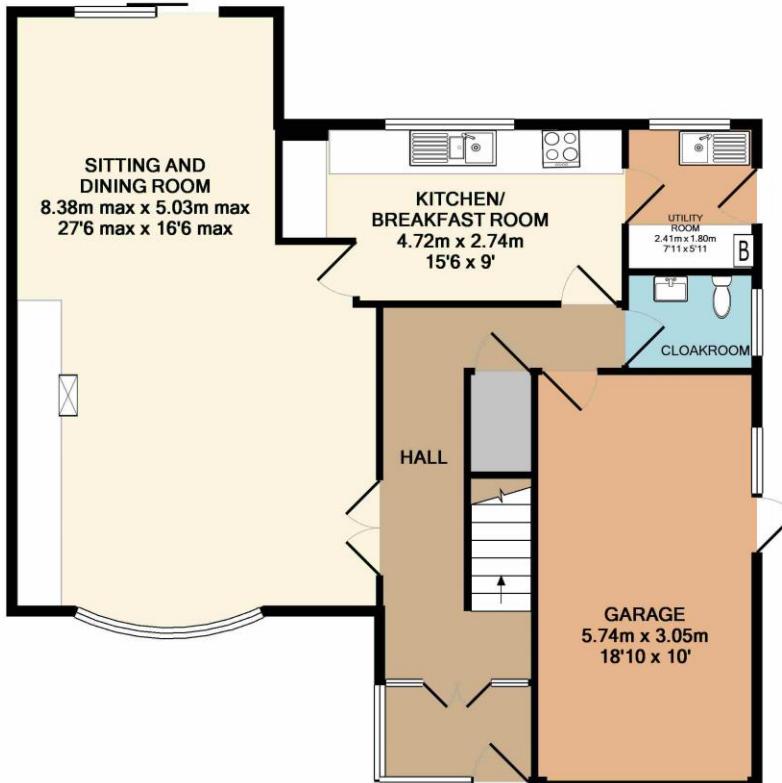
Private Drive and Parking Offering space for 4 vehicles with wrought iron gate to rear garden and handstanding space adjacent to the garage.

Front Garden Laid neatly to lawn with flower and shrub borders.

Beautiful South Facing Gardens Backing onto Open Countryside Enjoying Unrivalled Views to the South Downs. Extending to a maximum of 133 feet in width (40.5m). Arranged mainly as a well tended lawn with borders planted with a colourful array of plants and established shrubs including camellias, rhododendrons, lilac etc, mature beech tree to the far corner. Wide paved sun terrace extending the width of the house. Further area of lawn on the east side ideal as a vegetable/soft fruit garden.

Excellent scope to either side of the house for a 2 storey extension, subject to obtaining the usual planning consents.





1ST FLOOR
APPROX. FLOOR
AREA 66.6 SQ.M.
(717 SQ.FT.)

TOTAL APPROX. FLOOR AREA 152.5 SQ.M. (1642 SQ.FT.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		47
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		73
(81-91)	B		
(69-80)	C		
(55-68)	D		42
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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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