



Springbank

Slugwash Lane, Wivelsfield Green, Sussex. RH17 7RG



Mark Revill & Co

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Sussex. RH17 7RG

Guide Price £425,000

This most attractive link detached bungalow occupies a good size corner plot and has planning permission (LW/18/0516) to extend into the roof space to create 2 bedrooms and a bathroom and a side extension to enlarge the kitchen/dining room and add a study. The bungalow has the benefit of gas fired central heating and double glazing and incorporates 2 double bedrooms, shower room, separate wc, a fine sitting room, superb double glazed conservatory and a well fitted kitchen. There is an attached garage approached by a private drive with adjacent gravelled filled parking area offering parking for several vehicles and the delightful gardens enjoy a favoured southerly aspect arranged mainly as lawn with productive kitchen garden and planted with an abundance of established hedges, shrubs and trees offering shelter and seclusion.

Situated in this much favoured village location lying almost opposite to the recreation ground and village hall just a short walk to a well regarded primary school, a local shop/post office and inn/restaurant. There are several footpaths in the vicinity providing a natural



venue for walking whilst Haywards Heath is about 3 miles to the north, Burgess Hill 3.8 miles to the west and Lewes 8.8 miles to the south all of which offer a wide range of shops, an array of restaurants, a modern leisure complex, superstores and a mainline station (Haywards Heath to Victoria/London Bridge 42-45 minutes). Gatwick Airport is 17 miles to the north, the cosmopolitan city of Brighton and the south coast is less than 13 miles distant whilst the South Downs National Park lies just 5 miles away offering a beautiful natural venue for countryside pursuits.

Fully Enclosed Lobby Approached via uPVC double glazed front door. Quarry tiled floor. Glazed door to:

Hall Hatch to large loft space **ideal for conversion if desired**. Radiator.

Sitting Room 17' x 12' (5.18m x 3.66m) Fireplace with solid oak mantle. Recessed book/display shelving. TV aerial point. 2 wall light points. Radiator. Double glazed casement doors to:

Double Glazed Conservatory 12'4" x 11'4" (3.76m x 3.45m) Brick cavity construction with vaulted polycarbonate roof and double glazed casement doors to garden. Radiator. Tiled floor.

Kitchen 9'5" x 9' (2.87m x 2.74m) Inset composite sink with mixer tap, adjacent L shaped worktop, cupboard and appliance space with plumbing for washing machine and dishwasher beneath. Wall cupboards. Wall mounted Glow-worm gas combination boiler. Space for upright fridge/freezer. Matching L shaped worktop cupboards and drawers under. Space for cooker with extractor hood and cupboard over. Range of wall cupboards. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Tiled floor. Double glazed door to outside.

Bedroom 1 12'5" x 11' (3.78m x 3.35m) Double bed recess with high level cupboards over and flanked by double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 2 12' x 10'8" (3.66m x 3.25m) Double glazed window. Radiator.

Shower Room White suite comprising fully tiled glazed shower with traditional Mira Realm rain water fitment, pedestal basin with mixer tap, tiled splashback. Heated ladder towel warmer/radiator. Double glazed window. Tiled floor.

Separate wc Close coupled wc. Double glazed window. Tiled floor.

OUTSIDE

Private Gravelled Drive Offering parking for 3 vehicles.

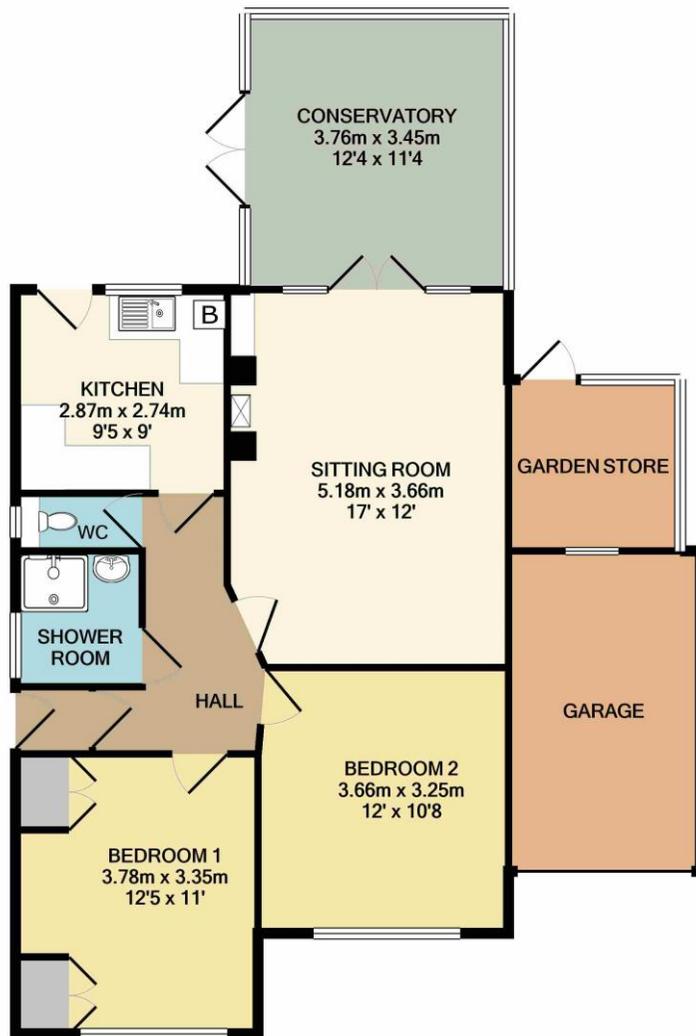
Lovely South Facing Gardens Arranged principally to the side of the bungalow extending to a maximum of 74 feet. Laid mainly to lawn with central gravelled path and continuing to the front and drive. Herbaceous borders and beds containing a wide variety of established bushes, plants, shrubs and small trees including hebe, box hedging, privet, bay, pierus, evergreen, silver birches, roses etc. Productive kitchen garden to one side. **Greenhouse** screened by trellis fencing. Paved patio to the rear. The garden is fully enclosed by close boarded fencing and a screening of established trees providing shelter and seclusion.

Planning Permission Granted

LS/18/0516 for a first floor extension to create 2 bedrooms and a bathroom and to enlarge the kitchen/dining area and add a study.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		82
D	(55-68)	55	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 93.1 SQ.M. (1002 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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