



75 Turners Mill Road
Haywards Heath, RH16 1NH



Mark Revill & Co

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£480,000

This excellent detached bungalow offers bright, spacious and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The bungalow incorporates 2 good sized bedrooms, a refitted bathroom and separate wc, good size sitting/dining room and a well fitted kitchen. There is **excellent scope to extend into the loft space** if desired subject to obtaining the usual planning consents. There is an attached garage approached by a block paved driveway and parking area offering space for 3 vehicles and the most attractive, well stocked rear garden enjoys a favoured south westerly aspect.

Turners Mill Road occupies a much favoured established location lying between Harlands Road and Penland Road just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve is close at hand offering an excellent venue for walking, whilst Harland's Primary school, the Dolphin Leisure Complex, Sainsbury's and Waitrose Superstores are all within the immediate vicinity. The town centre is within easy reach offering a wide range of shops as is The Broadway with



its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south. The South Downs National Park and Ashdown Forest are both within a short drive offering a wonderful venue for countryside pursuits.

GROUND FLOOR

Entrance Hall Part double glazed hardwood panelled front door. Built in coats/storage cupboard with cupboard over. Built in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Hatch to large loft space with double glazed velux windows, ideal for conversion into further accommodation if desired (subject to obtaining the usual planning consents).

Sitting and Dining Room 18'1" x 12'10" (5.51m x 3.91m) narrowing to 7'3" (2.21m) Tall built in storage cupboard with cupboard over. Fitted gas fire with back boiler. Serving hatch to kitchen. TV aerial point. Telephone point. Radiator. 2 double glazed windows. Wood block flooring. Double glazed casement door to rear garden.

Kitchen 10' x 7'8" plus recess (3.05m x 2.34m) Fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space under with plumbing for washing machine. Range of tall wall cupboards. Further range of tall wall cupboards and concealed extractor hood. Part tiled recess ideal for fridge/freezer. Radiator. Double glazed window. Part tiled walls. Part glazed door to rear garden.

Bedroom 1 13' x 11'4" (3.96m x 3.45m) Double aspect. Radiator. 2 double glazed windows.

Bedroom 2 12' x 8' (3.66m x 2.44m) Double aspect. Built in double wardrobe. Radiator. 3 double glazed windows.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled floor.

Separate WC Low level wc, basin with single lever mixer tap. Double glazed window. Half tiled walls. Tiled floor.

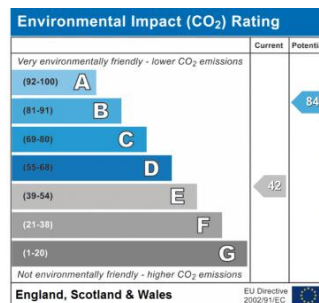
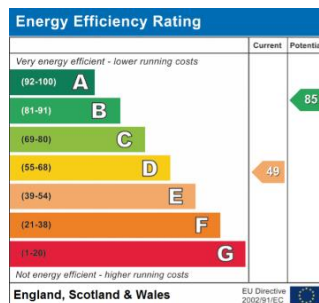
OUTSIDE

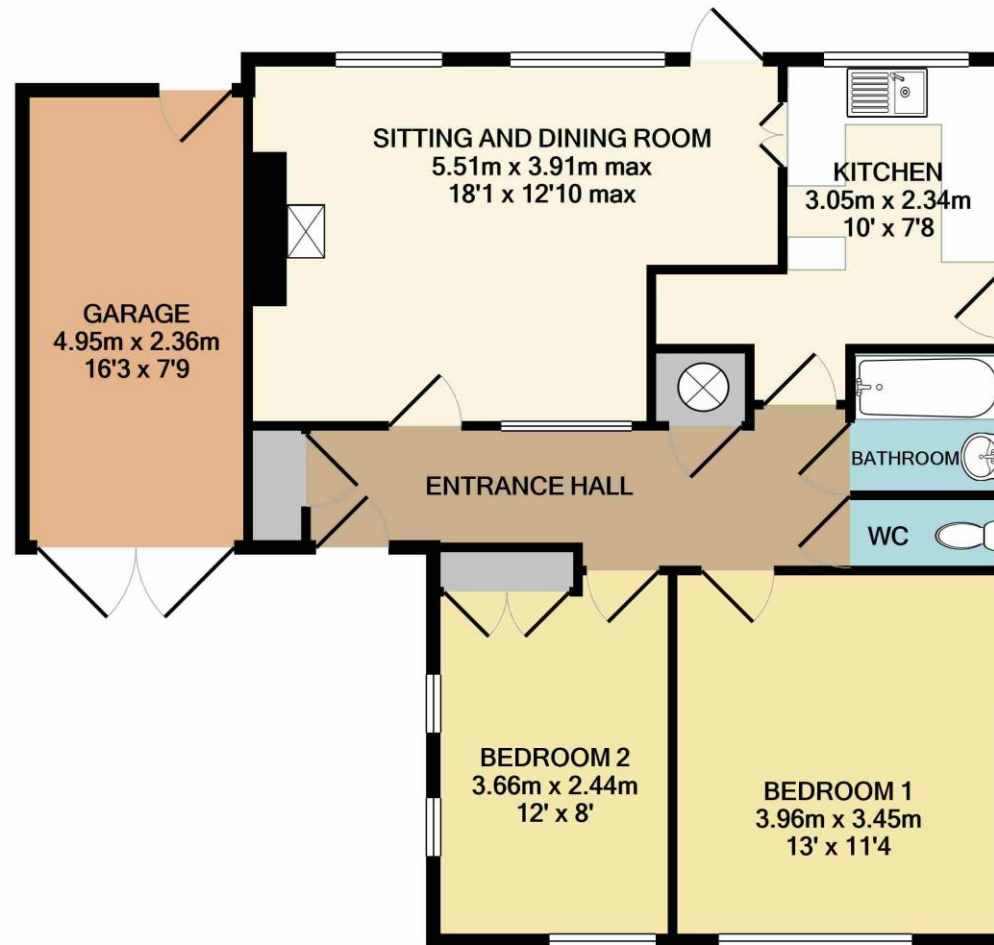
Attached Garage 16'3" x 7'9" (4.95m x 2.36m) Double timber doors. Gas and electric meter. Light and power points. Rear door to garden.

Private Block Paved Drive and Parking Offering space for 3 vehicles. Outside light.

Front Garden Neatly laid to lawn with central herbaceous bed planted with flowers, shrubs and established specimen tree. Side access with gate to:

Attractive South West Facing Rear Garden About 36 feet (10.97m) in length, arranged on 3 tiers with wide paved sun terrace adjacent to the bungalow with brick retaining wall, lawn. Steps flanked by herbaceous beds containing a variety of shrubs, plants including azalea, camellia etc to further upper level lawn with shrub border incorporating camellia, hydrangea, pieris, flowering cherry tree, evergreens and bay. **Timber shed.**





TOTAL APPROX. FLOOR AREA 74.5 SQ.M. (801 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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