



15 Orchard Way
Haywards Heath, RH16 1UX

■ ■ ■ Mark Reville & Co

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Guide Price £1,250,000 Freehold

An exceptional 5 bedroom detached family home that seamlessly blends contemporary elegance with versatile living spaces. Meticulously modernised and refurbished to an exacting standard, the residence features a generous reception hall leading to a double aspect sitting room with a feature fireplace, a versatile study/playroom and a ground floor cloakroom. The heart of the home is the expansive open plan kitchen/dining/living area, showcasing a high quality fully fitted kitchen with built-in appliances, a central granite island and patio doors that open onto the rear garden. Additional amenities include a utility room and ample space for family living throughout. The first floor comprises: a spacious landing with access to a large loft space offering potential for conversion, subject to planning permission. There are five double bedrooms, including a principal suite with a dressing area and a luxurious en suite shower room, complemented by a modern family bathroom featuring a bath and separate walk-in shower. The rear garden is a private oasis, complete with a patio area, shed, and a timber office/gym equipped with power and light. The property benefits from gas fired central heating to radiators and tasteful décor throughout. Outside the property boasts a private shingle driveway accommodating several vehicles, an attached garage with an electric roller door and a beautifully landscaped rear garden that offers privacy and tranquillity. Vendor suited-early inspection is highly recommended

Situated within a highly sought after quiet and desirable residential cul-de-sac, offering a peaceful setting while remaining close to a wide range of amenities and transport links. Families will appreciate the proximity to highly regarded local schools including Harlands Primary School, Blackthorns Community Primary Academy, Lindfield Primary Academy, Oathall Community College, and Warden Park Secondary Academy, all within approximately 1.3 miles. For commuters, Haywards Heath mainline station is just 0.7 miles away and provides fast, regular services to London Victoria, Brighton, and Gatwick Airport. The nearby A272 also offers easy road access to the A23/M23, connecting to both the capital and the south coast. A selection of parks and green spaces such as Victoria Park and Beech Hurst Gardens are close by, as well as local shops, cafés, supermarkets and The Princess Royal Hospital.





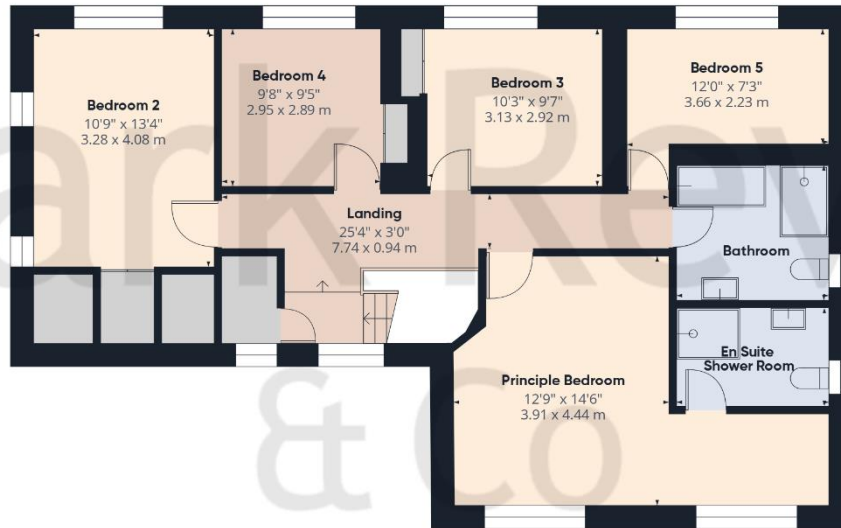


Ground Floor Building 1

Approximate total area^m

2177 ft²
202.2 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor 1 Building 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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