



25 Summerhill Close
Haywards Heath, West Sussex. RH16 1QY



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£945,000

This exceptional detached house of character has been thoughtfully extended creating light, spacious and stylish family accommodation featuring a stunning open plan living/dining room with fitted kitchen complete with appliances incorporating a large roof lantern and two sets of bi-fold doors opening to the rear gardens. In addition, there is a fine triple aspect sitting room, a separate family room, study, 4 bedrooms and 2 bathrooms, one of which has been refitted with a contemporary white suite. This superb home has recently been redecorated throughout has the benefit of gas central heating and double glazing and enjoys beautiful professionally landscaped gardens arranged with at the rear (about 55 feet x 54 feet) with extensive timber sun decking extending the full width of the property opening to a two tier tended lawn with herbaceous borders containing an abundance of colourful flowering plants and shrubs, a kitchen garden to the side and a long front lawn adjacent to a gravelled drive offering parking for 4-5 vehicles and providing access to an attached garage. We understand that there is consent to convert the loft space and garage (Ref: DM/16/3706) to create further accommodation if desired.

Summerhill Close is an exclusive quiet private cul-de-sac lying immediately off Gander Hill in this highly sought after location 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). There are several well regarded schools and colleges in the locality catering for all age groups whilst the Dolphin Leisure complex, Sainsbury's



and Waitrose superstores are close at hand. Haywards Heath town centre is within easy reach with its wide range of shops and array of restaurants as is the picturesque village of Lindfield with its historic High Street. The A23 lies 6 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 south coast is 15.5 miles distant whilst the South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Entrance Hall Built-in coats/store cupboard. Radiator with decorative cover. Wood block flooring. Stairs to first floor.

Study 10'4" x 5'8" (3.15m x 1.73m) Double glazed window. Radiator. Wood block flooring.

Sitting Room 20'6" x 12'8" (6.25m x 3.86m) A fine triple aspect room enjoying an outlook over the front gardens. Fireplace recess. TV aerial point. 2 radiators. Ceiling downlighters.

Family Room 14' x 9' (4.27m x 2.74m) Double glazed window. Radiator.

Stunning Open Plan Living/Dining Room with Kitchen 21'7" x 21' (6.58m x 6.40m) Kitchen area is comprehensively fitted with attractive range of units, extensive corian work surfaces and upstands, comprising inset stainless steel bowl and a half sink with mixer tap, cupboards and integrated **dishwasher** under. **2 built-in Neff brushed steel electric ovens** with bin storage beneath, cupboards over. Tall recess for upright fridge/freezer. Large roof lantern. Ceiling downlighters. 2 sets of double glazed sliding doors to sun decking and rear garden. Tiled floor. Opening to:

Rear Lobby Tiled floor. Door to outside.

Cloakroom Close coupled wc and basin with single lever mixer tap, tiled splashback. Heated chromium ladder towel warmer/radiator. Double glazed window. Radiator.

FIRST FLOOR

Landing Attractive balustrade. Hatch with pull down ladder to loft space. Double glazed window.

Bedroom 1 14'1" x 12'8" (4.29m x 3.86m) plus deep 6' (1.83m) door recess. Double aspect. Large fitted wardrobe with sliding doors. 2 double glazed windows. Radiator. Ceiling downlighters.

Bedroom 2 14' x 9' (4.27m x 2.74m) Fitted double linen cupboard with cupboards over, slatted shelving. Double glazed window. Radiator.

Bedroom 3 11'4" x 10'3" (3.45m x 3.12m) Double aspect. Fitted double wardrobe with sliding doors. 2 double glazed windows. Radiator.

Bedroom 4 10'4" x 8'1" (3.15m x 2.46m) Double glazed window. Radiator.

Luxury Family Bathroom Refitted with contemporary white suite comprising bath with mixer tap and independent shower over with hand held and rain water fittings, shaped pedestal basin with mixer tap, wc with concealed cistern. Wall cupboard. Heated chromium towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled floor.

Bathroom 2 White suite comprising bath with independent electric shower over, pedestal basin with single lever mixer tap. Extractor fan. Ceiling downlighters. Part tiled walls. Electric heated tiled floor.

OUTSIDE

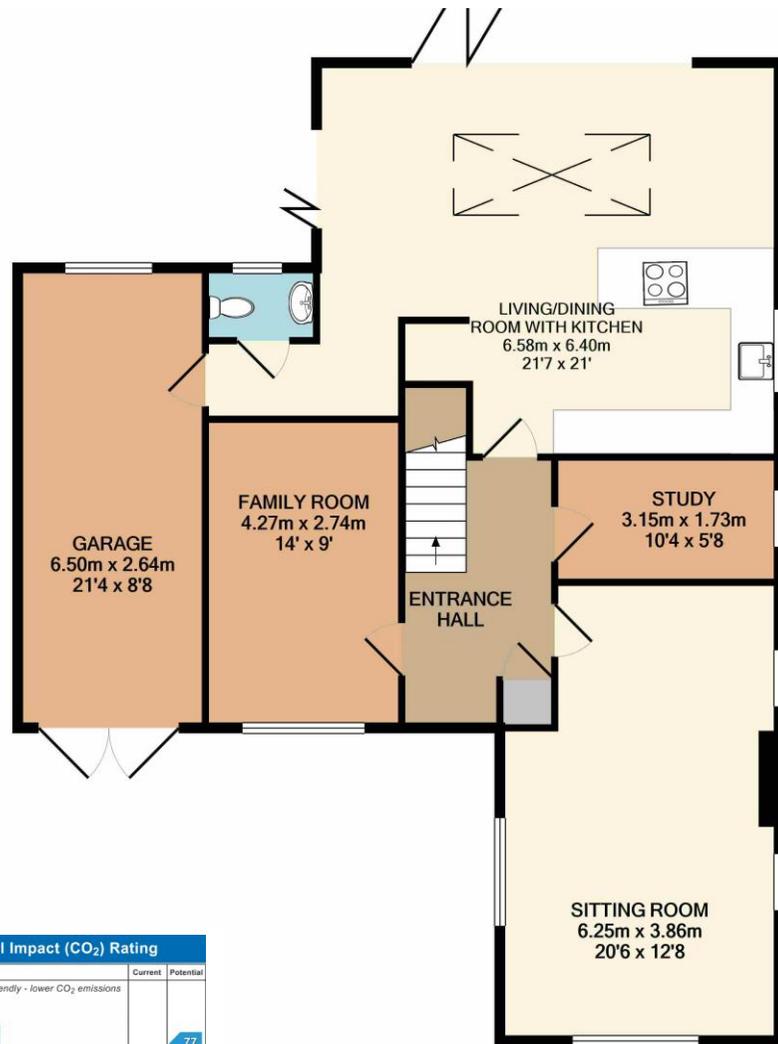
Attached Garage 21'4" x 8'8" (6.50m x 2.64m) With double doors.

Long Gravelled Drive and Turning Area Offering parking for 4-5 vehicles.

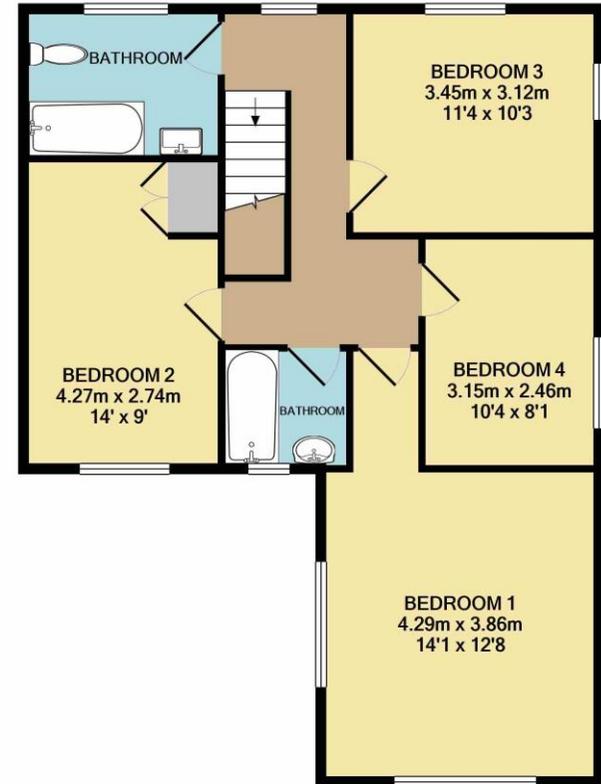
Front Garden Neatly laid to well tended lawn with specimen trees planted alongside the drive, herbaceous border to the other side planted with a wide variety of colourful flowers. The front is screened by clipped conifer and privet hedging with established trees on the front boundary.

Lovely Rear Garden About 55 feet x 54 feet (16.76m x 16.46m). Professionally landscaped. Arranged with an extensive timber decking extending the width of the property incorporating a sheltered 'alfresco' dining area, curved white painted rendered retaining wall with central steps to a well tended level lawn with deep herbaceous corner bed and border. Further adjacent lawn, shrub border and timber deck patio. Gravel filled kitchen garden to the side incorporating 3 raised beds and corner flower bed with gate to front. The garden is fully enclosed by a natural screening of mature mixed hedges, shrubs and small trees offering shelter and seclusion.





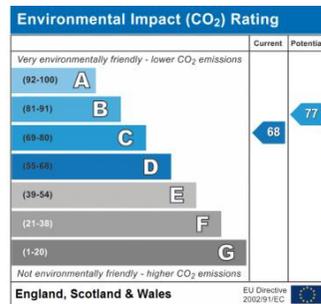
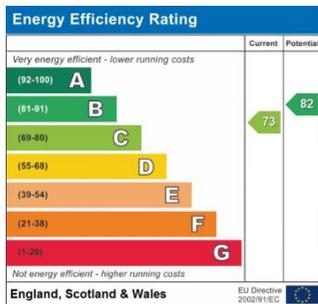
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 182.9 SQ.M. (1969 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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