



## 11 Heatherbank

Haywards Heath, West Sussex. RH16 1HY



Mark Revill & Co

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Guide Price £600,000

This attractive detached bungalow has been extended to create bright and spacious accommodation. The property is in need of modernisation and redecoration although has the benefit of gas fired central heating and double glazed replacement windows throughout. The bungalow incorporates 2/3 bedrooms, a large living room, sitting room/bedroom 3, kitchen with dining room and a bathroom, there is an attached garage approached by a wide private drive and the attractive rear gardens extend to about 48 feet in length and enjoy a favoured southerly aspect.

Situated 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) and is within easy reach of the town centre with its wide range of shops and array of restaurants. The Dolphin leisure complex, Waitrose and Sainsbury's superstores are in the immediate vicinity whilst the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.5 miles to the north and the cosmopolitan city of Brighton and the coast is 14.5 miles to the south. The South Downs National Park and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.



Part glazed door to: **Lobby** Glazed door to:

**Spacious Hall** Built-in coats/storage cupboard. Radiator.

**Living Room** 21'5" x 12' (6.53m x 3.66m) Tiled fireplace and hearth, fitted gas fire. Tiled shelved recess. 2 wall light points. TV aerial points. 2 radiators. Double glazed sliding door to rear garden. Glazed doors to:

**Sitting Room/Bedroom 3** 18' x 9'10" (5.49m x 3.00m) 2 wall light points. TV aerial point. Double glazed window. Radiator. Natural timber flooring.

#### **Kitchen with Dining Room**

**Dining Room** 13' x 8' (3.96m x 2.44m) Double glazed window. Radiator. Folding door to:

**Kitchen** 10'8" x 8'2" (3.25m x 2.49m) Inset stainless steel sink with mixer tap, adjacent laminate work surface cupboards and drawers under. Tall wall unit, further wall cupboards. Recess for cooker with gas point. Matching work top, cupboards, drawers and space with plumbing for washing machine under. Range of tall wall units. Wall mounted Vaillant gas boiler. Double glazed window. Radiator. Part tiled walls. Double glazed door to:

**Rear Lobby** Double glazed with polycarbonate ceiling and tiled floor. Double glazed door to front and rear.

**Utility Room** Good size airing cupboard housing insulated hot water cylinder. Fitted tall cupboard, cupboard over. Recessed desk unit with drawers. Double glazed window. Radiator. Fully tiled walls.

**Bedroom 1** 12' x 11'6" (3.66m x 3.51m) Range of built in wardrobes with cupboards over. Double glazed window. Radiator.

**Bedroom 2** 11'8" x 10'6" (3.56m x 3.20m) Double bed recess flanked by wardrobe with cupboard over. Double glazed window. Radiator.

**Bathroom** White suite comprising hip bath with mixer tap and shower attachment, fully tiled glazed shower with Mira fitment, inset basin with cupboard beneath, adjacent top, bidet and wc with concealed cistern. Wall mirror with lighting. Shaver point. Double glazed window. Radiator. Half tiled walls. Vinyl flooring.

**Separate WC** Low level suite, basin. Double glazed window.

#### **OUTSIDE**

**Integral Garage** 19' x 10'6" (5.79m x 3.20m) Electronically operated up and over door. Light and power points. Gas and electric meters. Double glazed rear door.

**Double Width Private Drive** Block paved with adjacent shrub bed.

**Front Garden** Laid to lawn with border planted with a variety of heathers.

**South Facing Rear Garden** About 48 feet (14.63m) in length by 48 feet (14.63m) in width. Arranged with a paved sun terrace extending the width of the bungalow with central circular shrub bed and fish pond to one side. Stone retaining walls with central steps to an area of lawn interspersed with shrubs, roses, rhododendron and fruit trees, mature borders planted with a variety of plants and shrubs including fuchsias, hebes, rhododendron, etc. Timber **summerhouse**. Outside light and water tap. The garden is fully enclosed with close boarded fencing, variety of shrubs and mature hedge to the rear boundary. Access with gate to either side.



## Floor Plan & EPC

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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