



5 Harlands Close
Haywards Heath, RH16 1PS

 **Mark Revill & Co**

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£525,000

This most attractive double fronted detached bungalow occupies a quiet elevated position located towards the end of a cul-de-sac enjoying an outlook over Blunts Wood Nature Reserve. The bright and well planned accommodation has the benefit of gas central heating and double glazed replacement windows throughout and incorporates a fine sitting and dining room (over 26 feet in length) with feature red brick fireplace and double doors to the rear garden, kitchen, 3 bedrooms and a bathroom. There is an attached garage approached by a long private drive offering parking for 3 vehicles and the delightful south facing rear garden extends to about 68 feet in length arranged with a wide paved sun terrace, lawn and further two-tier patio at the far end which enjoys fine open views.

Situated in this established cul-de-sac lying immediately off Penland Road within a short walking distance of the well regarded Harlands Primary School, Haywards Heath Sixth Form College, Blunts Wood Nature Reserve and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure centre, Sainsbury's and



Waitrose superstores are close by and the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.5 miles to the north, Brighton and the coast is 15.2 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

Fully Enclosed Entrance Porch Part glazed panelled door to:

Hall Hatch to a **large loft space** ideal for conversion into further accommodation if desired. Built-in airing cupboard housing wall mounted Worcester gas boiler. 2 wall light points. Radiator.

Sitting and Dining Room 26'2" x 12'4" (7.98m x 3.76m) *narrowing to 7'6" (2.29m)* Attractive brick open fireplace and hearth, fitted live flame coal effect gas fire. TV aerial point. 3 wall light points. 2 double glazed windows. Central double glazed casement doors to rear garden.

Kitchen 9'11" x 9' (3.02m x 2.74m) Stainless steel sink with cupboard and plumbing for dishwasher under, adjacent worktop, plumbing for washing machine under. Range of wall cupboards. Built-in tall shelved cupboard, cupboard over. Tiled recess. Space for cooker with gas and electric points, filter hood over. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed door to outside.

Bedroom 1 15'9" into bay x 11'6" (4.80m x 3.51m) Double aspect with wide double glazed bay window to front, further double glazed window. Radiator.

Bedroom 2 11'6" x 9'4" (3.51m x 2.84m) Double glazed window. Radiator.

Bedroom 3 with Shower 9'11" x 7'6" (3.02m x 2.29m) Double aspect. Fully tiled glazed shower. 2 double glazed windows. Radiator.

Bathroom White suite comprising bath with independent Mira shower over, pedestal basin, low level wc. 2 double glazed windows. Radiator. Part tiled walls. Vinyl flooring.

Separate wc Low level suite, basin with tiled splashback. Fitted shelf.

OUTSIDE

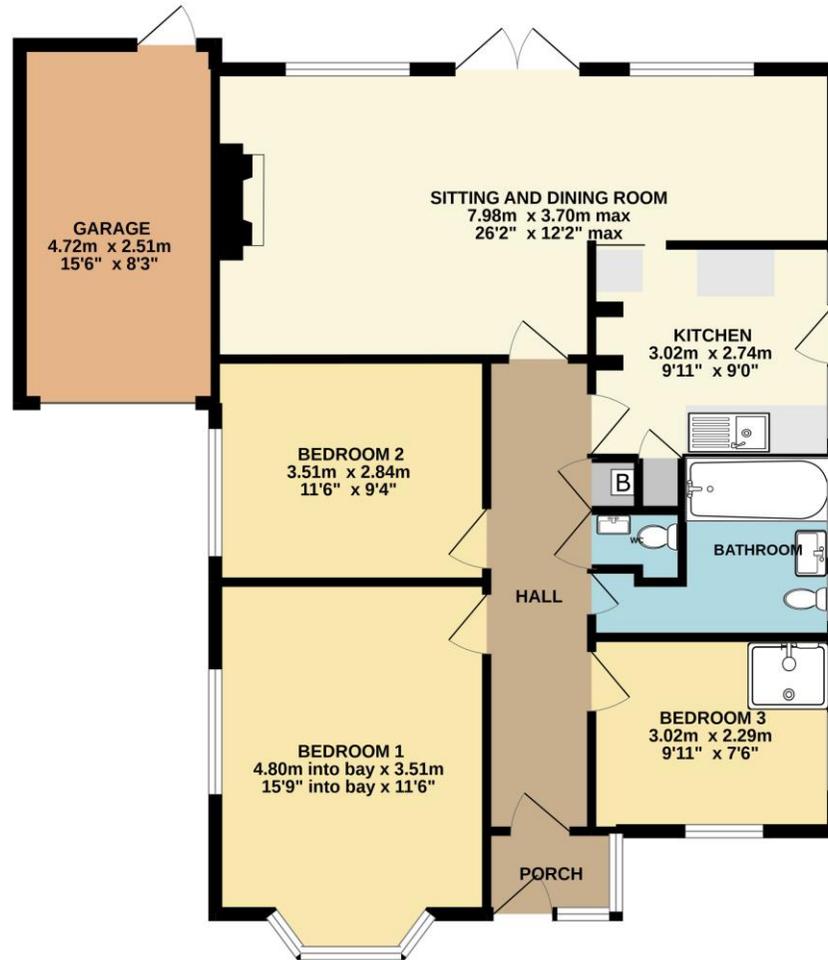
Garage 15'6" x 8'3" (4.72m x 2.51m) Up and over door. Light and power points.

Long Private Drive Offering parking for 3 vehicles.

Delightful South Facing Rear Garden Extending to about 68 feet (20.73m) in length x 38 feet (11.58m) wide. Arranged with wide paved sun terrace, brick retaining wall. **2 timber sheds**. Steps up to lawn with shrub borders, path to a raised two-tier sun terrace with the far end enjoying lovely open views over woodland.



GROUND FLOOR
95.2 sq.m. (1024 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 95.2 sq.m. (1024 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

