



**2 Old House Lane**  
Haywards Heath, West Sussex. RH16 4XF

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£795,000

This splendid recently built family home constructed to a high specification by Crest Nicholson offers exceptionally bright, spacious and contemporary living arranged over three floors. This superb property enjoys distant views of the South Downs, has the benefit of gas central heating (controlled by 2 Nest Smart thermostats), double glazing, a high level of insulation, Fibre (FTTP) Broadband, and it is complimented by Amtico flooring to the majority, oak veneer internal doors with chrome furniture and low energy downlighters. The property incorporates 5 double bedrooms including a master suite with dressing area and bathroom, further en suite shower room and family bathroom, a fine living room with handsome polished stone fireplace with wood burner, separate sitting/dining room, home office and an excellent comprehensively fitted kitchen/breakfast room with granite work surfaces complete with appliances plus a useful utility room. There is a double garage with electronically operated up and over doors with useful eaves storage, a double width drive and an attractive rear garden arranged with a wide paved sun terrace and lawn with well stocked flower and shrub borders.

Old House Lane forms part of the Beeches Development on the south side of town within walking distance of a Sainsbury's Local and Bolnore Village Primary School. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants, several parks, a Waitrose and Sainsbury's superstore, a modern leisure complex and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are a range of highly regarded schools and colleges both state and private in the area including Great Walstead School, Cumnor House School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls. The property is located about 5 miles to the west of the A23 providing a direct route to the motorway network,



Gatwick Airport is 14.3 miles to the north, whilst the cosmopolitan city of Brighton and the coast is 13.4 miles to the south. The South Downs National Park and Ashdown Forest are within a short drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Recessed Porch** Contemporary solid wood front door to:

**L Shaped Hall** Radiator. Amtico wood effect flooring. Stairs to first floor.

**Cloakroom** wc with concealed cistern, basin with single level mixer tap. Double glazed window. Ceiling downlighters. Half tiled walls. Amtico wood effect flooring.

**Living Room** 18'5" x 12'7" (5.61m x 3.84m) A fine double aspect room with contemporary polished stone fireplace and hearth with wood burner. Media plate with TV/Satellite/Internet points. 2 radiators. Amtico wood effect flooring. Double glazed casement doors flanked by tall windows to rear garden.

**Dining/Sitting Room** 13'7" x 13'1" (4.14m x 3.99m) into bay plus door recess. Double aspect with wide double glazed bay window with plantation shutters, further double glazed window with plantation shutters. Radiator. Amtico wood effect flooring.

**Home Office** 9'2" into bay x 7'8" (2.79m x 2.34m) Wide double glazed bay window to front with plantation shutters. Radiator. Amtico wood effect flooring.

**Superb Kitchen/Breakfast Room** 18'6" x 13'6" (5.64m x 4.11m) Comprehensively fitted with a quality range of high gloss fronted units with granite work surfaces and upstands incorporating a peninsula unit with breakfast bar comprising twin stainless steel double bowl sink with mixer tap, extensive work surfaces to three sides, cupboards and integrated Bosch **dishwasher** under. **2** built-in Bosch **electric ovens**. CDA **5 ring gas hob**, glass splashback and brushed steel extractor hood over flanked by wall cupboards. Integrated Siemens **fridge** and pull out **freezer**, adjacent tall shelved larder cupboard. Worktop lighting. Extractor fan. 2 double glazed velux windows. Double glazed window. Amtico wood effect flooring. Ceiling downlighters. Double glazed bi-fold doors to rear garden.

**Utility Room** 9'2" x 5'7" (2.79m x 1.70m) Inset stainless steel sink with mixer tap, adjacent worktop and useful cupboards and appliance space under with plumbing for washing machine and space for tumble dryer. Wall cupboard housing Potterton gas boiler. Radiator. Amtico wood effect flooring. Double glazed door to outside.

## FIRST FLOOR

**Landing** Large built-in slatted shelved linen/storage cupboard. Built-in airing cupboard housing Mega-flo unvented indirect hot water cylinder.

**Bedroom 2** 13'10" x 13'1" (4.22m x 3.99m) narrowing to 9'5" (2.87m). Double aspect. Large built-in double wardrobe with floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator.

**En Suite Shower Room** Fully tiled glazed shower with thermostatic control, wc with concealed cistern, counter mounted basin with single lever mixer tap, cupboard beneath. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed windows. Half tiled walls. Amtico tiled effect flooring.

**Bedroom 3** 15' maximum x 8'10" (4.57m x 2.69m) Recess ideal for wardrobe. Double glazed window. Radiator.

**Bedroom 4** 11'1" x 8'10" (3.38m x 2.69m) plus 2'8" (0.81m) recess. Double glazed window. Radiator.

**Bedroom 5** 9'9" x 9'2" (2.97m x 2.79m) Double glazed window. Radiator. Amtico wood effect flooring.

**Bathroom** White suite comprising bath with mixer tap, independent shower over with glazed screen, counter mounted basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Ceiling downlighters. Double glazed window. Half tiled walls. Amtico tiled effect flooring.

## TOP FLOOR

**Landing** Double glazed window.

### Master Bedroom Suite

**Bedroom** 21'10" (6.65m) narrowing to 13' x 14'10" (3.96m x 4.52m) into dormer window. Wide double glazed bay window to front enjoying distant views of the South Downs. 2 radiators. Wide opening to:

**Dressing Room** 9'4" x 5'10" (2.84m x 1.78m) Built-in double and triple wardrobes with floor to ceiling sliding doors incorporating hanging rails and shelving. Double glazed velux window.

**Bathroom** Fully tiled glazed shower with thermostatic control, counter mounted basin with single lever mixer tap, cupboard beneath, wc with concealed cistern, bath with centrally mounted mixer tap and independent shower over. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed velux window. Half tiled walls. Amtico tiled effect flooring.

## OUTSIDE

**Double Garage** 20' x 20' (6.10m x 6.10m) 2 electronically operated up and over doors. Light and power points. Large eaves storage area. Double glazed door to rear.

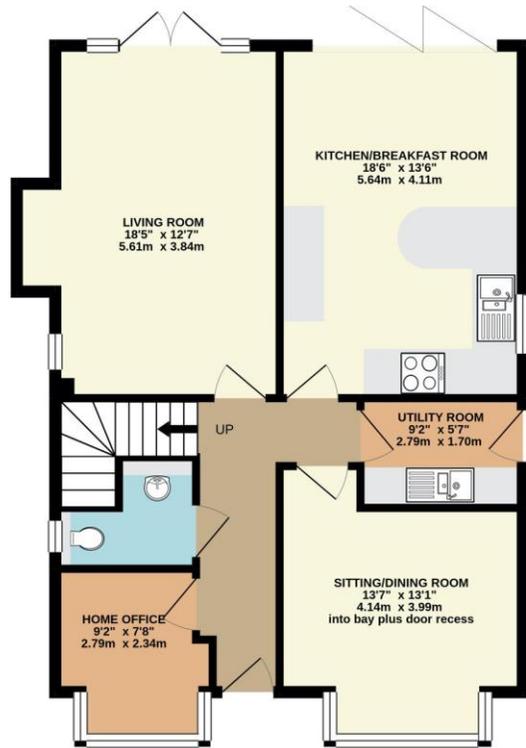
### Double Width Block Paved Drive

**Attractive Rear Garden** About 40 feet (12.19m) long x 40 feet (12.19m) wide plus paved terrace adjacent to the garage. Arranged with lawn, timber retaining walls with raised floor and shrub beds containing a variety of plants and small trees including roses, camellia, buddleia etc. **Summerhouse**. Paved terrace adjacent to the house with timber pergola. Outside light and water tap. Paved side access and gate to front.

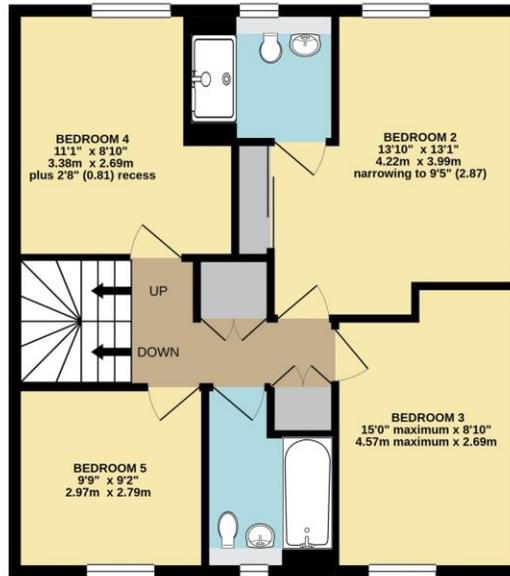
**Estate Maintenance** £380 per annum.



GROUND FLOOR



1ST FLOOR



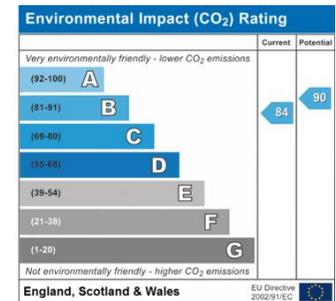
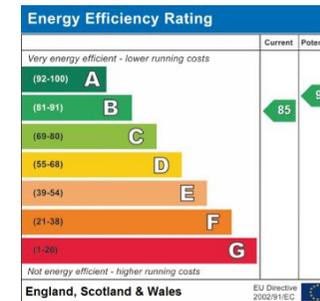
2ND FLOOR



TOTAL FLOOR AREA : 2100 sq.ft (195 sq.m.) 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

