



100 Penland Road
Haywards Heath, West Sussex. RH16 1PH



Mark Revill & Co

100 Penland Road Haywards Heath, West Sussex. RH16 1PH

Guide Price £700,000

This excellent traditionally built detached house offers spacious and extremely well presented accommodation and enjoys a beautiful well tended rear garden extending to about 82 feet in length. This splendid home has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 good size bedrooms, shower room, a fine double aspect split level sitting and dining room, a superb double glazed conservatory, a family room/home office, downstairs cloakroom and a well fitted kitchen complete with oven and hob. There is an integral garage with adjacent covered area suitable for a caravan or boat plus a car port approached via an in out and out drive and a particular feature is the delightful secluded rear garden arranged mainly as level lawn with wide paved sun terrace, colourful well stocked herbaceous borders with a summerhouse and greenhouse. The property offers excellent scope for extension to the side or rear, subject to obtaining the usual planning consents.

Situated in this much favoured established location just a short walk to the highly regarded Harlands Primary School, Haywards Heath Sixth Form College and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve and Paiges Meadow is close at hand offering a natural venue for walking as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is



within easy reach with its wide range of shops including The Broadway with its array of restaurants and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 12 miles to the north, the cosmopolitan city of Brighton and the coast are just over 15 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.

GROUND FLOOR

Enclosed Double Glazed Entrance Porch Tiled floor. Glazed door to:

Hall Radiator with shelf over. Stairs to first floor.

Cloakroom White suite comprising, close coupled wc and basin with tiled splashback. Storage cupboard. Double glazed window. Tiled floor.

Superb Split Level Sitting and Dining Room

Dining Room 13'5" x 8'7" (4.09m x 2.62m) Good size under stairs cupboard housing electric meter. Double glazed door to conservatory. Wrought iron balustrade and opening to:

Sitting Room 20'6" x 9'10" (6.25m x 3.00m) Wide double glazed bow window to front. Most attractive stone built fireplace and hearth. 3 wall lights points. TV aerial point. Further double glazed window. 2 radiators.

Double Glazed Conservatory 19'4" x 9'4" (5.89m x 2.84m) With 2 skylight windows. Tiled floor. Double glazed sliding doors to rear garden.

Kitchen 8'9" x 8'8" (2.67m x 2.64m) Fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher beneath. Built-in **electric double oven**, fitted **4 ring gas hob** and concealed extractor hood over flanked by wall cupboards. Matching work top with cupboards and drawers under. Tall storage unit and further range of wall cupboards. Built-in shelved cupboard. Double glazed window. Part tiled walls. Tiled floor. Opening to:

Lobby Glazed door to:

Rear Porch Door to garage. Glazed door to outside.

Home Office/Family Room 11'5" x 9'10" (3.48m x 3.00m) Double glazed picture window overlooking the garden. Radiator. Double glazed door to outside.

FIRST FLOOR

Landing Double glazed window.

Bedroom 1 11'10" x 8'10" (3.61m x 2.69m) widening to 10'7" (3.23m) Large fitted triple wardrobe with floor to ceiling sliding mirror doors incorporating hanging rails and shelving. Built-in airing cupboard with slatted shelving and hot water tank. Double glazed window. Radiator.

Bedroom 2 13'7" x 10'8" (4.14m x 3.25m) Double glazed window. Radiator.

Bedroom 3 10' x 7'5" (3.05m x 2.26m) Double glazed window. Radiator.

Shower Room White suite comprising fully glazed shower, pedestal basin with mixer tap, close coupled wc and bidet with mixer tap. Heated chromium plated ladder towel warmer/radiator. Extractor fan. Ceiling down lighters. Fully tiled walls. Tiled floor.

OUTSIDE

Attached Garage 18'2" x 8'7" (5.54m x 2.62m) Electrically operated up and over door. Wall mounted Worcester gas boiler. Light and power points. Rear door.

Adjacent Covered Area 17'9" x 9'0" (5.41m x 2.74m) Ideally suitable for storing a caravan, boat, etc. Timber entrance door. Steps up to the house.

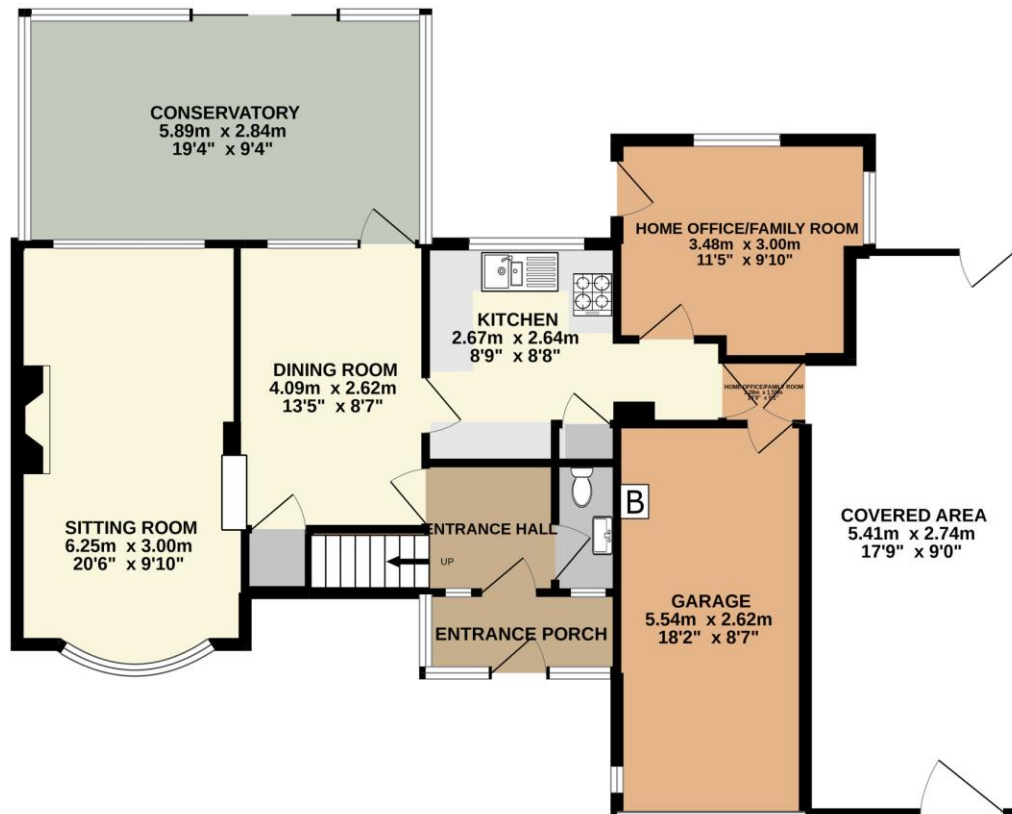
Car Port With double timber doors.

In and Out Driveway With well kept central semi-circular lawn.

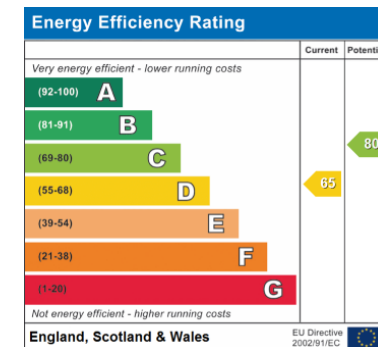
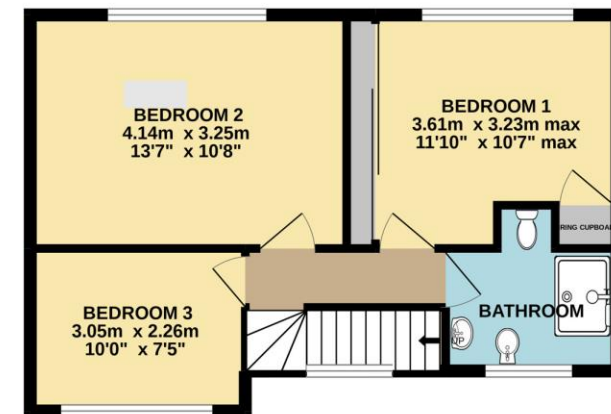
Beautiful Rear Garden About 82 feet (25m) in length x 54 feet (16.5m) in width. Arranged mainly as level well tended lawn, wide paved sun terrace extending the width of the property, well stocked herbaceous borders containing a wide variety of colourful flowers, plants and shrubs. **Timber summerhouse. Greenhouse.** The garden is fully enclosed with close boarded timber fencing and offers privacy and seclusion.



GROUND FLOOR
89.5 sq.m. (964 sq.ft.) approx.



1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 131.5 sq.m. (1416 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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