



110 Sunnywood Drive
Haywards Heath, RH16 4PB



Mark Revill & Co

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Price Guide £475,000 - £500,000

An excellent detached house in a favoured established location enjoying an attractive 85 foot west facing rear garden. The bright and well planned accommodation has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 bedrooms (2 double), bathroom, separate wc, a fine double aspect sitting and dining room and a kitchen. There is a garage and the front garden provides potential additional parking if required. The house offers excellent scope for an extension to the rear or enlargement into the loft space subject to obtaining the usual planning consents.

Situated in this popular convenient location just a short walk to Victoria Park with its tennis courts, Ashenground Woods offering a natural venue for walking and to the town centre with its wide range of shops including The Broadway with its array of restaurants. Also close at hand is the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded schools in the locality catering for all age groups and the town also offers a modern leisure complex, a Waitrose



and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive.

GROUND FLOOR

Porch Part glazed panelled front door to:

Hall Tall built-in coats/store cupboard. Understairs cupboard housing Worcester gas boiler and gas meter. Radiator. Electric meter cupboard.

Sitting and Dining Room 20'1" x 13'5" (6.12m x 4.09m) A fine double aspect room with double glazed picture window to front and rear enjoying attractive outlook. Natural stone open fireplace and hearth extended on one side to form a plinth for TV with storage space beneath. Serving hatch to kitchen. TV aerial point. Radiator. Glazed casement doors to rear garden.

Kitchen 13'1" (3.99m) narrowing to 10'7" x 9' (3.23m x 2.74m) Stainless steel double drainer sink with mixer tap, cupboards and drawers under, adjacent worktops, drawers and appliance space with **fridge** and **washing machine** beneath. New World **gas cooker** fold down top. 2 double wall cupboards, recessed shelving. Built-in shelved larder with louvre doors. Tall **fridge/freezer**. Double glazed window. Upright column radiator. Part tiled walls. Vinyl flooring. Half glazed door to:

Rear Porch

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built-in airing cupboard housing insulated hot water cylinder and slatted shelving.

Bedroom 1 13'6" x 10'11" (4.11m x 3.33m) Double glazed window. Radiator.

Bedroom 2 13'6" x 8'9" (4.11m x 2.67m) Double glazed window. Radiator.

Bedroom 3 7'6" x 5'10" (2.29m x 1.78m) Wardrobe recess. Double glazed window. Radiator.

Bathroom Suite comprising bath with independent Aqualisa shower over, folding glazed screen, vanity unit with inset basin, cupboard beneath. Shaver point. Double glazed window. Radiator.

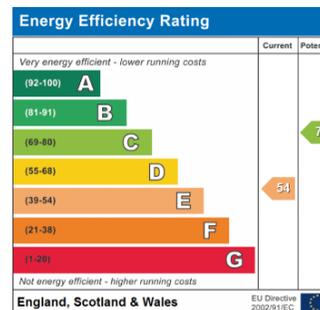
Separate wc Matching low level suite. Double glazed window.

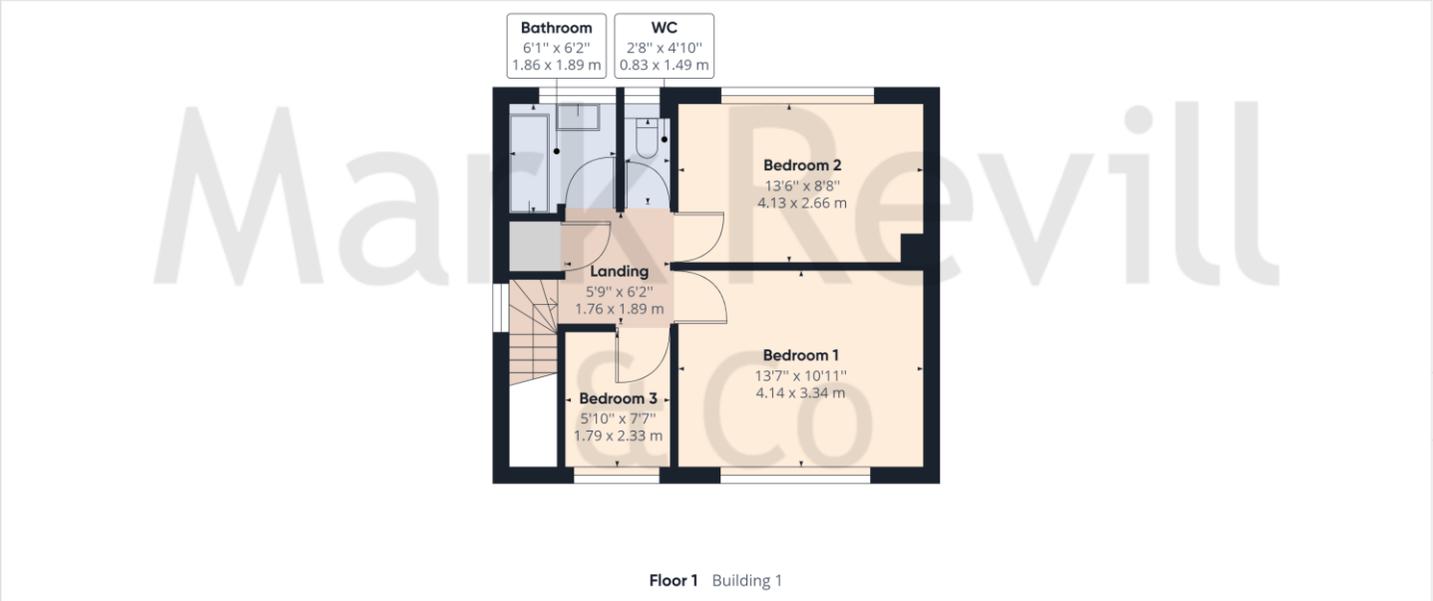
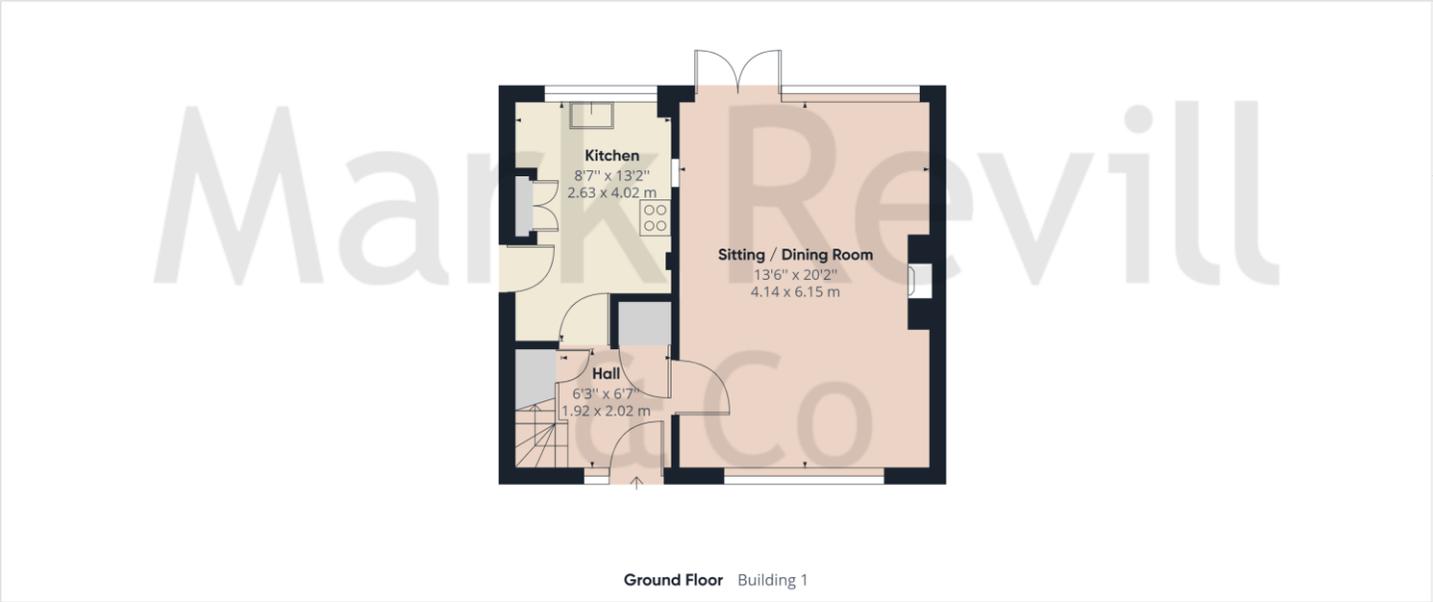
OUTSIDE

Brick Built Garage Up and over door. Shared drive.

Front Garden Neatly laid to lawn with flower and shrub border, several small evergreens planted to the party boundary. **Scope to create off road parking if desired.**

Attractive West Facing Rear Garden About 85 feet (25.91) in length. Arranged mainly as well tended lawn, sun terrace adjoining the house, established herbaceous borders containing a variety of shrubs and small trees including forsythia, camellia, magnolia, buddleia, roses and evergreens, etc. Kitchen garden area at the far end. **Timber shed.** Water tap. The garden is fully enclosed by timber chain link and trellis fencing.





Approximate total area⁽¹⁾
 890.54 ft²
 82.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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