



**79 Turners Mill Road**  
Haywards Heath, RH16 1NH



**Mark Revill & Co**

## 79 Turners Mill Road Haywards Heath, RH16 1NH

Guide Price £500,000

This superb detached bungalow has been thoughtfully extended creating spacious and extremely well presented accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The bungalow incorporates 2 bedrooms, the main bedroom has an excellent range of fitted wardrobes and the second bedroom has an en suite shower room, in addition there is a bathroom, a separate dining room (or third bedroom), a good size living room with feature fireplace with doors opening to a double glazed conservatory and a well fitted kitchen complete with appliances. There is a private drive offering parking for 2 vehicles and the delightful secluded south facing rear garden is beautifully kept arranged with well tended lawn and deep herbaceous beds stocked with an abundance of colourful flowers, established shrubs and plants.

Turners Mill Road occupies a much favoured established location lying between Harlands Road and Penland Road just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve is close at hand whilst the well regarded Harlands Primary School, Haywards Heath Sixth Form College, the Dolphin Leisure complex, Sainsbury's and



Waitrose superstores are all within the immediate vicinity. The town centre is within easy reach with its wide range of shops as is The Broadway with its array of restaurants, whilst the A23 lies just over 5 miles to the west providing a direct to the motorway network. Gatwick Airport is 13.5 miles to the north, the cosmopolitan city of Brighton and the coast is about 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.

**Fully Enclosed Entrance Lobby** Most attractive double glazed composite front door. Ample coat hanging space. Tiled floor. Double glazed panelled door to:

**Hall** Built-in coats/store cupboard, cupboard over. Hatch to large loft space offering excellent scope for further accommodation if desired (subject to the usual planning consents). Radiator. Wood block flooring.

**Living Room** 16' x 10'11" (4.88m x 3.33m) Double aspect. Most attractive fireplace with marble insert and hearth, moulded timber surround and live flame coal effect gas fire. TV aerial point. 4 wall light points. Double glazed doors to:

**Double Glazed Conservatory** 12'5" x 8'3" (3.78m x 2.51m) Glazed on three sides with polycarbonate ceiling. Radiator. Double glazed doors to rear garden.

**Dining Room** 10'11" x 8'8" (3.33m x 2.64m) Double glazed window. Radiator. Door to bedroom 2.

**Excellent Kitchen** 10'3" x 7' (3.12m x 2.13m) Well fitted with an attractive range of shaker style units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers, integrated **dishwasher** and space with plumbing for washing machine under. Range of wall cupboards, one housing recently installed Vaillant gas combination boiler. Matching work surface, cupboards, drawers and storage space under. Built-in **electric oven**, fitted **4 ring halogen hob**, glass splashback and extractor hood over. Range of wall cupboards. Fitted shelving. 2 double glazed windows. Part tiled walls. Double glazed door to outside. Vinyl flooring.

**Bedroom 1** 11'8" x 10'10" (3.56m x 3.30m) Range of fitted wardrobes. Double glazed window. Radiator.

**Bedroom 2** 9'11" x 7'10" (3.02m x 2.39m) Double aspect. Built-in wardrobe. 2 double glazed windows. Radiator.

**En Suite Shower Room** Fully tiled glazed shower cubicle with Triton fitment, basin with single lever mixer tap, tiled splashback, cupboard beneath, close coupled wc. Extractor fan. Radiator. Vinyl flooring.

**Bathroom** Double aspect. White suite comprising bath with traditional mixer tap and shower attachment, folding glazed screen, basin with mixer tap, cupboard beneath, close coupled wc. 2 double glazed windows. Radiator. Part fully and part half tiled walls. Vinyl flooring.

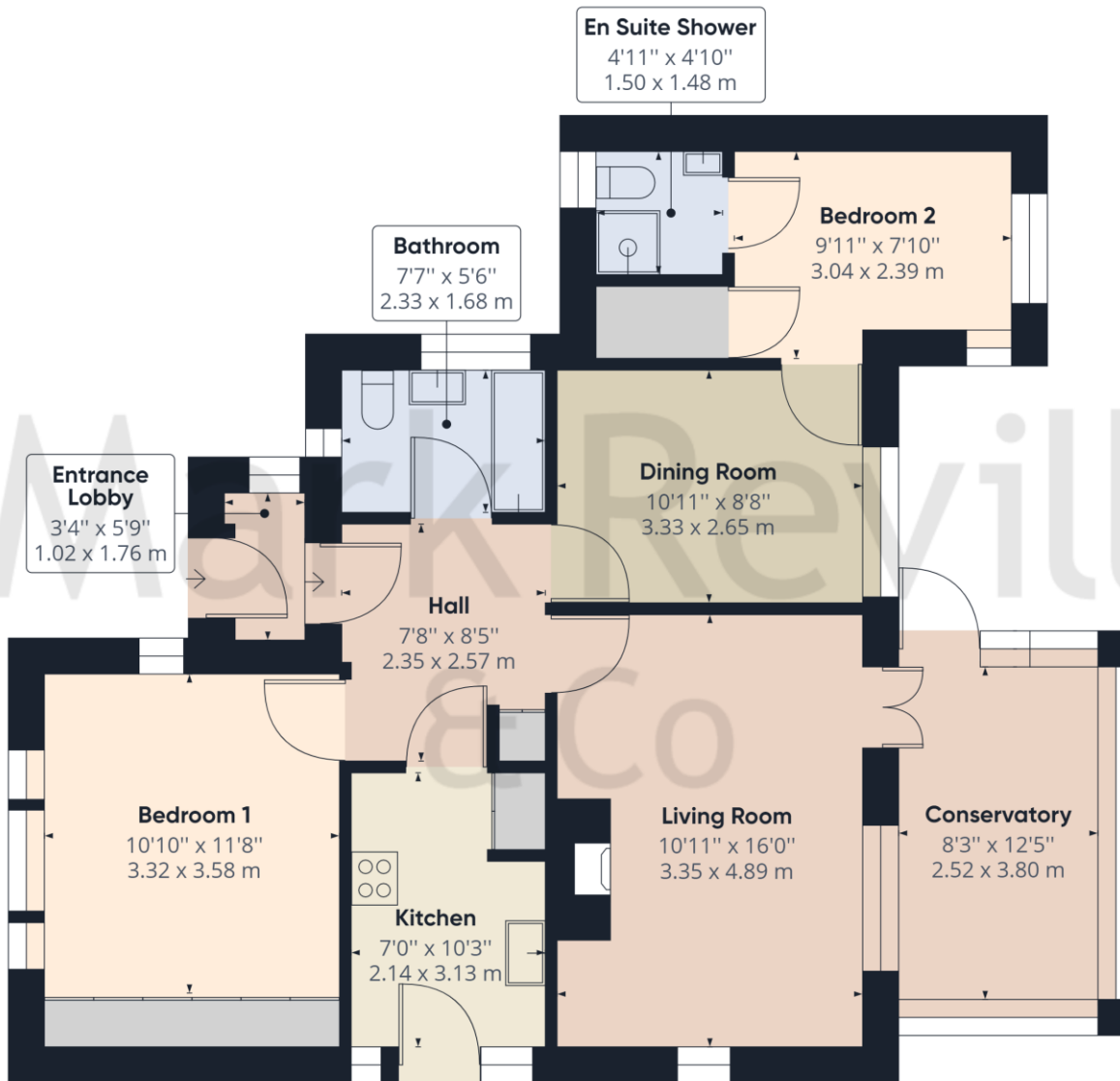
## OUTSIDE

**Private Drive** Offering parking for 2 vehicles.

**Front Garden** Neatly laid to lawn with central weeping willow, colourful flower beds, central path and established hypericum. Paved path adjacent to the bungalow.

**Beautiful South West Facing Rear Garden** Arranged with colour paved terrace and path adjacent to the bungalow with brick retaining walls, steps on one side to a level well-tended lawn with stepping stone path, semi-circular herbaceous bed and rock garden incorporating pond, deep well stocked/borders containing a variety of colourful flowers, plants and shrubs. Further steps at the far end to a curved path and large herbaceous bed planted with mature bay and pieris. **Timber shed**. The garden is fully enclosed by timber and chain link fencing with mature shrubs to the rear boundary providing shelter and seclusion.





**Approximate total area<sup>(1)</sup>**  
862.54 ft<sup>2</sup>  
80.13 m<sup>2</sup>

(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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