



**13 Virginia Drive**  
Haywards Heath, RH16 4XW



**Mark Revill & Co**



## 13 Virginia Drive Haywards Heath, RH16 4XW

Guide Price £625,000

This excellent recently built detached house offers a bright, spacious and stylish interior and enjoys a delightful south facing rear garden and distant views to the South Downs. The property has the benefit of gas central heating and double glazing, the remainder of a 10 year NHBC warranty and the accommodation extends to about 1526 sq ft (including the garage), incorporates 4 bedrooms, en suite shower room to the main bedroom, family bathroom, downstairs cloakroom, a splendid double aspect sitting room, a superb comprehensively fitted open plan kitchen with living/dining room and a useful utility room. There is a garage approached by a private drive offering parking for 3 vehicles and the south facing rear garden is fully enclosed arranged with a paved sun terrace and a well tended two-tier lawn.

Virginia Drive lies immediately off Rocky Lane on the south side of town just a short walk to a Sainsbury's Local, close to a children's play area and to an ancient woodland offering a natural venue for walking. Bolnore Village Primary School is close at hand and 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 centre and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 is located just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.3 miles to the north and the cosmopolitan city of Brighton and the south coast is 13.4 miles distant. The South Downs National Park and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside pursuits.



## GROUND FLOOR

**Portico** with attractive composite double glazed front door.

**Hall** Built-in coats/store cupboard. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with single lever mixer tap and tiled splashback. Extractor fan. Radiator. Wood effect laminate flooring.

**Sitting Room** 21' x 11'11" (6.40m x 3.63m) A splendid double aspect room with wide bay window. TV aerial point. 2 radiators.

**Superb Kitchen with Living/Dining Room** 21'1" x 15'7" (6.43m x 4.75m) A superb double aspect room with bay window incorporating double casement doors to rear garden. Comprehensively fitted with a quality range of white high gloss fronted units with laminate work surfaces and upstands comprising peninsula unit incorporating worktop/breakfast bar, cupboards and integrated dishwasher beneath. Matching worktop incorporating brushed steel 5 ring gas hob, cupboards and drawers under, coloured glass splashback and extractor hood over flanked by wall cupboards. Built-in brushed steel electric double oven, cupboard under and over, adjacent pull out larder unit with wire baskets. Integrated tall fridge and freezer. 2 radiators. Wood effect laminate flooring.

**Utility Room** 6'1" x 5'9" (1.85m x 1.75m) Matching units with recessed worktop and upstands, cupboard and space for washing machine and tumble dryer under. Wall cupboard housing Ideal gas boiler, further wall cupboards. **Large understairs storage cupboard.** Radiator. Wood effect laminate flooring. Double glazed door to outside.

## FIRST FLOOR

**Landing** Attractive stair balustrade. Built-in airing cupboard housing steel hot water cylinder. Hatch to loft space. Radiator.

**Bedroom 1 with Dressing Area** 11'8" x 9'3" (3.56m x 2.82m) Double aspect enjoying distant views to the South Downs. Radiator.

**En Suite Shower Room** White suite comprising fully tiled glazed shower cubicle, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Shaver point. Radiator. Part tiled walls. Wood effect laminate flooring.

**Bedroom 2** 12'4" x 8'7" (3.76m x 2.62m) Radiator.

**Bedroom 3** 12'1" x 10'3" (3.68m x 3.12m) Radiator.

**Bedroom 4/Home Office** 8'4" x 7'0" (2.54m x 2.13m) Good size built-in wardrobe/storage cupboard over stairwell. Radiator. Wood effect laminate flooring.

**Bathroom** White suite comprising bath with single lever mixer tap, independent shower over, glazed shower screen, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Heated ladder towel warmer/radiator. Part tiled walls. Wood effect laminate flooring.

## OUTSIDE

**Garage** 20'8" x 10'6" (6.30m x 3.20m) Up and over door. Light and power points.

**Own Drive** Offering parking for 3 vehicles.

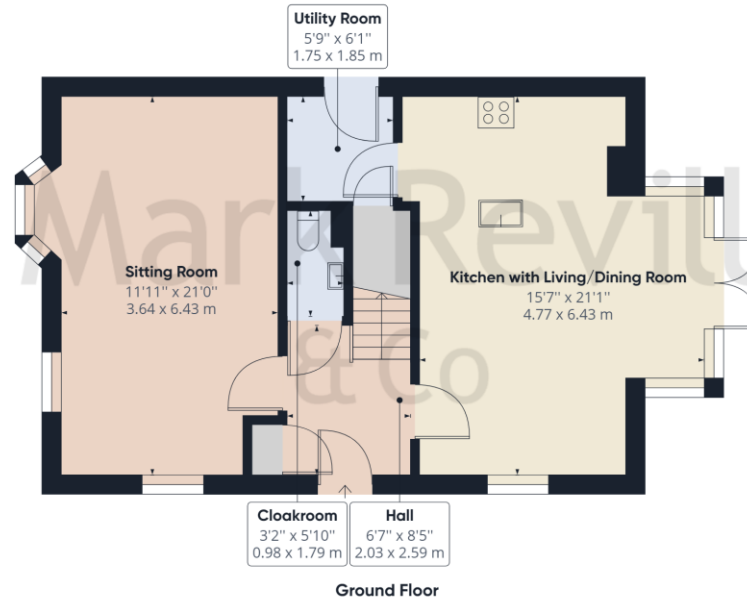
**Front Gardens** L shaped arranged to the front and side of the house planted with a variety of shrubs and bushes, all enclosed by a clipped pittosporum hedge.

**Attractive South Facing Rear Garden** About 34 feet (10.36m) in length. Enjoying far reaching views to the South Downs. Arranged with a raised paved sun terrace opening to a well tended lawn with central steps and timber balustrade to a lower area laid to lawn. Water tap. Gate to drive and garage. The garden is fully enclosed by a high red brick wall and close boarded timber fencing.

**Estate Maintenance** £184.38 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Approximate total area<sup>(1)</sup>**  
1309.15 ft<sup>2</sup>  
121.62 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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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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