



Rowans

15 Farlington Avenue, Haywards Heath, RH16 3EZ



Mark Revill & Co

Rowans, 15 Farlington Avenue Haywards Heath, RH16 3EZ

Guide Price £625,000

This most attractive detached chalet style residence of character offers bright, spacious and versatile accommodation arranged over two floors. The property occupies a delightful corner site which offers excellent scope for an extension to the side or rear subject to obtaining the usual planning consents and features a delightful west facing rear garden extending to about 100 feet in length. The property has the benefit of gas central heating and double glazed replacement windows and incorporates 3 bedrooms, bathroom, separate wc, a fine triple aspect sitting room with feature open fireplace, separate dining room or bedroom 3, a well fitted kitchen/breakfast room and a utility area. There is a detached garage approached by a long private drive offering parking for numerous vehicles and the delightful gardens are primarily hard landscaped with extensive sun terrace, slate filled areas with well-kept lawn to the far end and to the front.

Situated in this much favoured established location within walking distance of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station offering 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 has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north, the cosmopolitan city of Brighton and the coast is 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

Spacious Entrance Lobby 12'3" x 5'1" (3.73m x 1.55m) Attractive solid wood panelled front door. 2 wall light points. Double glazed window. Radiator. Quarry tiled floor. Leaded light glazed door and side screen to:

Hall Telephone point. Radiator. Understairs cupboard. Tall shelved cupboard. Stairs to first floor.

Fine Sitting Room 20'10" x 13'1" (6.35m x 3.99m) A fine triple aspect room. Feature red brick fireplace, with live flame coal effect gas fire (not connected). 4 wall light points. 3 double glazed windows. 2 radiators. Double glazed door to rear garden.

Dining Room/Bedroom 3 11'11" x 9'8" (3.63m x 2.95m) Wall light point. Double glazed window. Radiator.

Bedroom 1 14'3" x 12'11" (4.34m x 3.94m) Large fitted double wardrobe with floor to ceiling sliding doors. Range of fitted furniture comprising 2 double and single wardrobes, central dressing table unit with drawers, mirror, lighting and high level cupboards over. Double glazed window. Radiator.

Bathroom Suite comprising bath, shower cubicle with glazed screen door, inset basin with adjacent tiled top, cupboard beneath, wc with concealed cistern. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Radiator. Fully tiled walls. Wood effect vinyl flooring.

Kitchen/Breakfast Room 11'10" x 11'3" (3.61m x 3.43m) Comprehensively fitted with an attractive range of natural timber units comprising inset composite bowl and a half sink with adjacent L shaped work surface, cupboards, drawers and Siemens slimline dishwasher beneath. Fitted Neff brushed steel **4 ring gas hob** with extractor hood over. Built-in Neff **electric double oven**, cupboard under and over. Wall mounted Potterton gas boiler. Tall fridge/freezer housing unit, cupboard over, adjacent pull out wire shelved larder unit. L shaped worktop/breakfast bar, cupboards, drawers under. Range of wall cupboards and shelved units. 2 double glazed windows. Radiator. Part tiled walls. Vinyl flooring. Glazed panelled door to:

Utility Room 6'6" x 6'1" (1.98m x 1.85m) Fitted worktop, cupboard under, tall shelved unit, wall cupboard. Plumbing for washing machine. Secondary double glazed window. Vinyl flooring. Double glazed door to drive. Glazed panelled door to rear garden.

FIRST FLOOR

Landing Good size built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed velux window. Ceiling downlighters.

Bedroom 2 15'10" x 13'2" (4.83m x 4.01m) Double aspect. 2 double glazed windows. 2 radiators. Ceiling downlighters.

Separate wc Low level suite, basin. Double glazed window. Half tiled walls. Wood effect vinyl flooring.

OUTSIDE

Detached Garage 16'8" x 9'2" (5.08m x 2.79m) Electrically operated roller door. Light and power points. Rear door to garden.

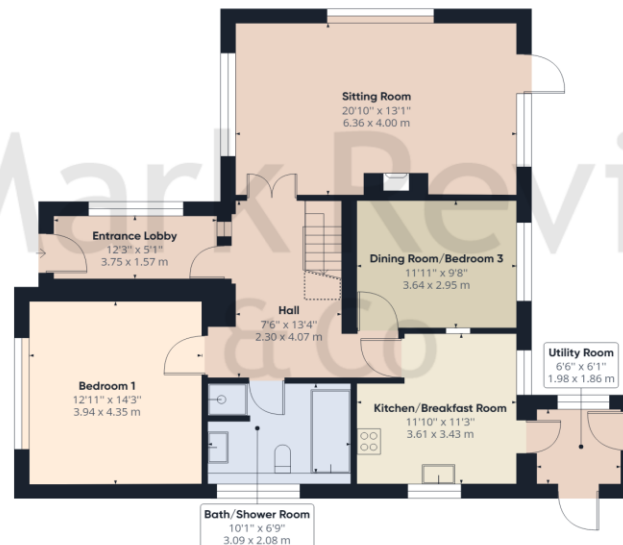
Long Private Drive and Turning Area Block paved. Offering space for 5-6 vehicles.

Front Garden Laid to well-kept lawn with shaped herbaceous borders containing a wide variety of established shrubs, clipped hedges and small trees including blue spruce, maple, and smoke tree. Paved terrace adjacent to the front. Central block paved path with cracked stone filled bed with heather and evergreen.

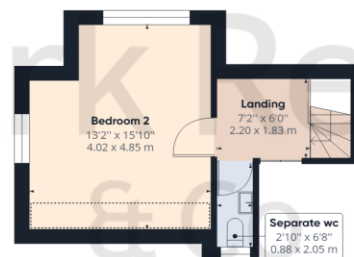
Most Attractive Rear Garden Triangular in shape. About 100 feet (30.48m) in length (maximum). Arranged with an extensive block and natural paved sun terrace extending the width of the property with outside lighting, brick retaining walls, raised herbaceous, slate and pebble filled beds planted with a variety of established acers, camellia, rhododendron, hydrangea. Fish pond with natural stone surround, adjacent slate filled area and seating area with border and heather. **Greenhouse.** The path continues to the far end flanked by deep shaped beds planted with rhododendron, bay, etc. providing access to a covered and enclosed sun terrace at the far end with timber trellis clad with wisteria. Gate to small compost area. The garden is fully enclosed with close boarded timber fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1273.73 ft²
118.33 m²

Reduced headroom

29.14 ft²
2.71 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

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