



5 Hurstwood Lane
Haywards Heath, RH17 7QY



Mark Revill & Co

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Guide Price £800,000

This splendid detached house has been thoughtfully extended to create extremely spacious family accommodation. The property occupies a delightful location at the end of a cul-de-sac enjoying large beautifully kept gardens arranged with a wide paved sun terrace, extensive two-tier lawn with greenhouse, timber shed, kitchen garden and small courtyard. The bright and extremely well presented accommodation has the benefit of gas central heating, double glazing, fibre internet connection and incorporates 5 double bedrooms, en suite bathroom, refitted shower room, downstairs cloakroom, a fine sitting room with doors opening to a separate dining room, home office, family room, a superb double glazed conservatory and a well fitted kitchen complete with appliances plus a useful rear lobby. There is an integral double garage approached by a wide private drive and turning area offering parking for numerous vehicles.

The property is located in a small cul-de-sac lying immediately off Hurstwood Lane in this much favoured edge of town location close to a network of footpaths, a local inn/restaurant, a Sainsbury's Local and Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a Waitrose and Sainsbury's superstore and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools and colleges in the locality catering for all age groups and the A23 lies just over 6 miles to the west providing a direct route to the motorway network. Gatwick Airport lies 15.7 miles to the north, the cosmopolitan city of Brighton and the coast is just over 13 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venues for countryside walking.



GROUND FLOOR

Fully Enclosed Entrance Porch Double glazed on two sides with double glazed front door. Tiled floor. Part glazed panelled door to:

Hall Good size understairs coats/store cupboard. Door to garage. Radiator. Stairs to first floor.

Cloakroom White suite comprising basin with mixer tap, cupboards and drawers beneath, close coupled wc. Radiator. Half tiled walls. Tiled floor.

Living Room 16'10" x 11'5" (5.13m x 3.48m) Feature natural stone fireplace and hearth with adjacent plinth for TV, fitted gas fire. 3 wall light points. TV aerial point. Radiator. Glazed double doors to dining room. Double glazed doors to:

Double Glazed Conservatory 11'9" x 10'1" (3.58m x 3.07m) With vaulted polycarbonate ceiling. 2 wall light points. Radiator. Tiled floor. Double glazed doors to rear garden.

Dining Room 11'5" x 9'7" (3.48m x 2.92m) Serving hatch to kitchen. Double glazed window. Radiator.

Sitting Room 10' x 8'1" (3.05m x 2.46m) Telephone point. Wide double glazed bay window to front. Radiator.

Kitchen 18' x 8'10" (5.49m x 2.69m) Comprehensively fitted with an attractive range of timber fronted units comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces with numerous cupboards, drawers and integrated **fridge** under. Fitted Bosch brushed steel **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards. Built-in Creda **electric double oven**, drawer under, cupboard over, adjacent wine rack. Further range of wall units including glazed cabinet. Worktop lighting. **Utility Area** with inset stainless steel bowl and a half sink, mixer tap, cupboards, drawers and plumbing for dishwasher under. Range of wall cupboards. Double glazed window. Radiator. Part tiled walls. Tiled floor. Double glazed door to:

Rear Lobby Double glazed on two sides including double glazed door to paved courtyard. Electric heater. Fitted shelving. Tiled floor.

Office 10'11" x 10'5" (3.33m x 3.18m) Double glazed window. Creda slimline storage heater.

FIRST FLOOR

Galleried Landing Built-in slatted shelved linen cupboard. Hatch with pull down ladder to loft space. Double glazed window. Radiator.

Bedroom 1 13'8" x 11'4" (4.17m x 3.45m) Excellent range of fitted furniture comprising: 2 double wardrobes, double bed recess flanked by bedside drawer units with corner display units, range of high level cupboards and further wardrobe, dressing table unit with drawers. Double glazed window. Radiator.

En Suite Bathroom Coloured suite comprising bath with mixer tap, independent electric Mira shower over, folding glazed screen, close coupled wc, pedestal basin with single lever mixer tap. Double glazed window. Radiator. Fully tiled walls. Electrically heated tiled floor.

Bedroom 2 15'8" x 9'9" (4.78m x 2.97m) Recess ideal for wardrobe. Double glazed window. Radiator.

Bedroom 3 14'1" x 12'1" (4.29m x 3.68m) Walk-in airing cupboard housing pre-insulated hot water cylinder and shelving, fitted book/display shelving. Double glazed window. Radiator.

Bedroom 4 10'11" x 10'5" (3.33m x 3.18m) Double aspect. Range of fitted furniture comprising: double wardrobe, recessed vanity unit with inset basin, cupboards beneath, strip light/shaver point and high level cupboards over. Fitted desk unit with cupboard and drawers. 2 double glazed windows. Radiator.

Bedroom 5 10'6" x 7'11" (3.20m x 2.41m) Built-in wardrobe. Double glazed window. Radiator.

Family Shower Room Refitted with stylish white suite comprising glazed shower cubicle with remote on/off switch, overhead and hand held fittings, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Extractor fan. Fully tiled walls. Electrically heated tiled floor.

OUTSIDE

Integral Garage 18' x 16'9" (5.49m x 5.11m) 2 up and over doors (one electrically operated). Light and power points. Water tap. Plumbing for washing machine. Fitted shelving. Wall mounted Worcester gas boiler. Gas meter. Trip switches.

Private Drive and Turning Area Offering parking for numerous vehicles.

Front Garden Laid to well tended lawns on either side of the drive with shrub borders, central flower bed, acer, rose borders adjacent to the front entrance.

Lovely Rear Gardens Extending to about 80 feet (24.38m) in length. Arranged with a wide paved sun terrace adjacent to the house with brick retaining wall, fish pond and adjacent rock garden. Well tended two tier lawn with brick dividing wall, well stocked herbaceous beds and borders containing a wide variety of colourful flowers, plants and shrubs, further fish pond, variety of trees including flowering cherry tree, twisted hazel, silver birch, maple, pine. **Greenhouse** with adjacent kitchen garden. **Timber shed**. There is a paved courtyard adjacent to the rear lobby with wrought iron gate to front garden. Outside lighting, power socket and water tap. The garden is fully enclosed with fencing and a high brick wall on the western boundary extending the depth of the plot beyond which is a screening of mature evergreens providing shelter and seclusion.





Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

2171.14 ft²

201.71 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.

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

haywardsheath@markrevill.com

