



9 Petlands Road
Haywards Heath, RH16 4HH

Mark Revill & Co

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£485,000

This most attractive bay fronted Victorian semi detached house of character has been extended on the ground floor to create extremely spacious living accommodation. The house has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 good size bedrooms, bathroom, sitting room, living room, good size kitchen, downstairs wc, utility/work room and a superb recently constructed dining/family room. The property enjoys a 48 foot rear garden with patio, kitchen garden, shed and greenhouse plus an enclosed courtyard.

Situated in this mature central location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants. There are several good schools in the locality catering for all age groups and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure centre, a Sainsbury's and Waitrose superstore and several parks. The A23 lies approximately 5 miles to the west offering a direct route to the motorway network whilst Gatwick Airport is just over 14 miles to the north and the cosmopolitan city



of Brighton and the coast is a similar distant to the south. The South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Recessed Porch Quarry tiled step. uPVC double glazed front door to:

Hall Telephone point. Radiator. Stairs to first floor.

Sitting Room 12'2" into bay x 11'2" (3.71m x 3.40m) Wide double glazed bay window to front. TV aerial point. Radiators around bay. **Living/Dining Room** 11'9" x 10'9" (3.58m x 3.28m) Double aspect. Good size understairs storage cupboard. 2 double glazed windows. Radiator.

Kitchen 15'11" x 8' (4.85m x 2.44m) Fitted with attractive range of timber fronted units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and plumbing for dishwasher under. Recess for cooker with gas point with extractor hood over, matching base unit. Further work surface with cupboards and appliance space under. Space for upright fridge/freezer. Good range of wall cupboards. Wall mounted gas boiler. 2 double glazed windows. Radiator. Tiled walls. Tiled floor. Double glazed door to rear garden.

Rear Lobby Tiled floor.

Separate WC Low level wc, wash hand basin, adjacent top, cupboards under. Double glazed window. Half tiled walls. Tiled floor.

Utility/Work Room 8'8" x 6'4" (2.64m x 1.93m) Plumbing for washing machine. Range of shelving. Double glazed window. Tiled floor. Double glazed door to:

Dining/Family Room 15'6" x 10'8" (4.72m x 3.25m) with vaulted ceiling. Double glazed windows on one side. Tiled floor. Double glazed casement doors to rear garden. Further double glazed door.

FIRST FLOOR

Landing Hatch to loft space. Radiator. Door to wooden ladder providing access to: Attic 14'6" x 10'2" (4.42m x 3.10m) with double glazed window. Radiator.

Bedroom 1 14'6" x 10'5" (4.42m x 3.18m) Built-in tall shelved cupboard. 2 double glazed windows. Telephone point. 2 radiators.

Bedroom 2 10'10" x 9'1" (3.30m x 2.77m) Wall cupboard. Fitted drawer unit. Double glazed window. Radiator.

Bedroom 3 13'10" x 7'10" (4.22m x 2.39m) Double aspect. Fitted double wardrobe and airing cupboard housing pre-insulated hot water tank, cupboards over, high level cupboard. 2 double glazed windows. Radiator.

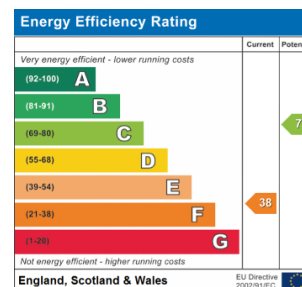
Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin, low level wc. Double glazed window. Radiator. Half tiled walls. Vinyl flooring.

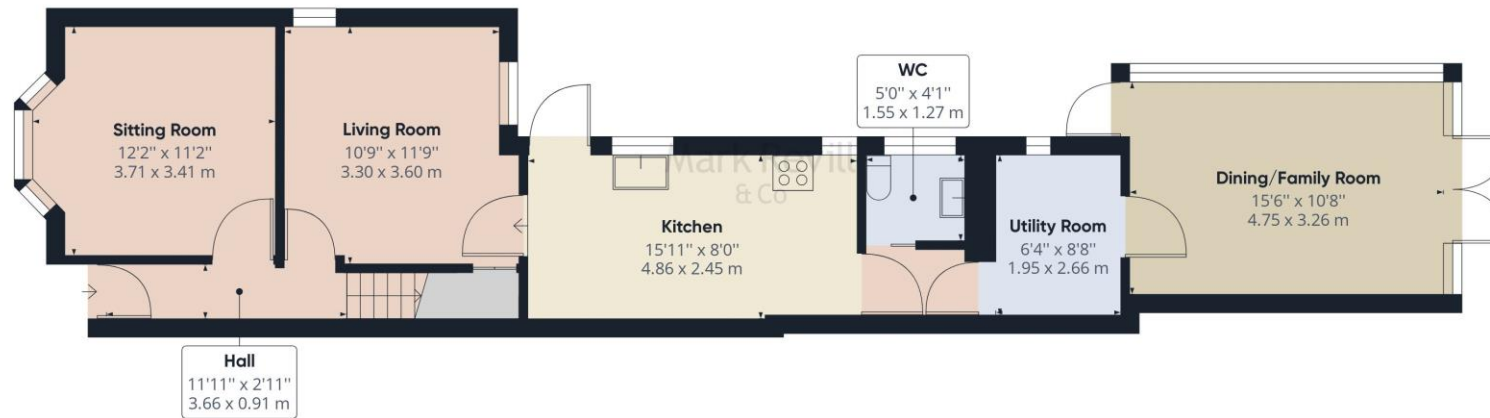


OUTSIDE

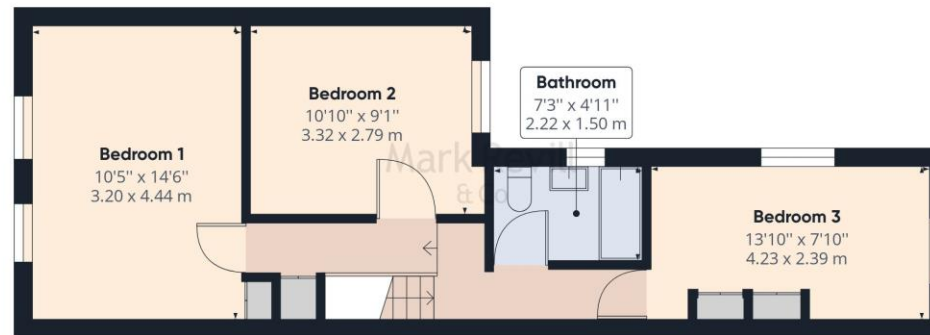
Front Garden Paved with flower beds. Side access with gate to:

Lovely Rear Garden The garden extends to a maximum of 48 feet (14.63m) in length plus a 28 foot (8.53m) concrete courtyard adjacent to the house. Block paved patio with fig, bay, cherry and plum trees. Kitchen garden. **Timber shed/workshop** 16' x 8'2 with light and power points. **Greenhouse.** Further area at the far end with bed and almond and pear trees.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1175.75 ft²

109.23 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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