



28 Penland Road
Haywards Heath, RH16 1PW



Mark Reville & Co

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£540,000

This most attractive double fronted detached bungalow has been the subject of some considerable expenditure over recent years creating a bright and stylish interior. The property has the benefit of recently installed double glazed windows, gas central heating with column radiators and oak flooring to the hall and living areas. The accommodation incorporates 3 bedrooms, a refitted bathroom with contemporary white suite and features a splendid open plan living room with a superb newly fitted kitchen/dining room complete with appliances. There is an attached garage approached by a long private block paved drive with additional parking/turning area and the most attractive rear garden is arranged with a wide paved sun terrace, good size lawn with further patio and a detached **timber cabin** at the far end ideally suitable as a home office or recreation room.

Situated in this much sought after convenient location just a short walk to the well regarded Harlands Primary School, Haywards Heath Sixth Form College and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all close at hand as is Blunts Wood Nature Reserve, whilst the town centre is within easy reach with its



wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

Entrance Hall Built-in coats/storage cupboard. Walk-in **utility cupboard** with plumbing for washing machine and tumble dryer and shelving. Hatch with pull down ladder to large loft space housing Worcester gas boiler, **ideal for conversion to create further accommodation if desired.** Oak flooring. Crittall double doors to:

Open Plan Living Room with Kitchen/Dining Room Oak flooring.

Living Room 16'5" x 12'5" (5.00m x 3.78m) A fine room with cast iron wood burning stove, slate hearth and oak mantle. Recessed display/book shelving. TV aerial point. 2 wall light points. Double glazed window. Column radiator. Bi-fold double glazed doors to rear garden.

Superb Kitchen/Dining Room 16'9" x 9'6" (5.11m x 2.90m) Comprehensively fitted with contemporary range of high gloss fronted units with quartz work surfaces and upstands, incorporating peninsula unit with excellent range of cupboards, drawers under. Integrated **dishwasher**. Built-in Bosch **electric double oven** with fitted Bosch **4 ring induction hob** with concealed extractor hood over. Integrated tall **fridge** and **freezer**. Range of wall cupboards with concealed worktop lighting. Column radiator. Ceiling down lighters. Double glazed window.

Bedroom 1 15'9" x 11'5" (4.80m x 3.48m) Double aspect with wide double glazed bay window to front, further double glazed window. Column radiator. One wall half panelled.

Bedroom 2 11'4" x 9'5" (3.45m x 2.87m) Double glazed window. Column radiator.

Bedroom 3 9'7" x 7'5" (2.92m x 2.26m) Double aspect. 2 double glazed windows. Column radiator. Oak flooring.

Luxury Bathroom Refitted with white contemporary suite comprising bath with mixer tap, independent shower over with overhead rain water and hand held fittings, basin with single lever mixer tap, drawer beneath, close coupled wc. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Part fully tiled walls. Tiled floor.

OUTSIDE

Attached Garage 16'1" x 8'0" (4.90m x 2.44m) Up and over door. Light and power points. Double glazed rear door.

Drive with Additional Off Road/Turning Space Offering parking for 4 vehicles.

Front Garden Central lawn with paved steps on one side and paved terrace to the front with pattern coloured door step.

Lovely Rear Garden About 53 feet (16.15m) in length x 41 feet (12.50m) wide. Arranged with a wide paved sun terrace adjacent to the bungalow with timber faced retaining walls with raised flower border. Paved steps to one side, good size lawn, herbaceous bed, semi circular paved patio at the far corner with **timber shed**. The garden is fully enclosed with timber fencing and screening of evergreens at the far end. Side access with gate.

Timber Cabin 11'6" x 8'10" (3.51m x 2.69m) Located at the far end of the garden. Ideally suitable as a home office or recreation room with light and power points, double glazed window and door.





Approximate total area⁽¹⁾

1027.66 ft²
95.47 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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