



Bramble Cottage
Coppice Way, Haywards Heath, RH16 4NN

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£565,000

This most attractive semi detached house of character built about 100 years ago offers bright and extremely well presented accommodation. The property has the benefit of gas central heating and double glazing, was re-roofed in 2022 and incorporates 3 bedrooms including a large double aspect main bedroom, a spacious bathroom with shower, downstairs cloaks/utility room, a fine sitting room with wood burning stove and double glazed doors opening to the garden, an excellent split level fitted kitchen with dining room, double glazed conservatory and a useful home office/recreation room. There is a block paved drive offering parking for 2 vehicles and the delightful 44 foot rear garden enjoys a favoured southerly aspect arranged with a slate paved sun terrace, well tended lawn and extremely well stocked herbaceous borders.

Situated in this 'tucked away' location in a quiet cul-de-sac lying immediately off Wood Ride, just a short walk to Victoria Park with its tennis courts, the town centre with its wide range of shops and The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline 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 complex, a Waitrose and Sainsbury's superstore and the A23 lies about 5 miles to the west providing a direct route to the motorway



network. Gatwick Airport is 14.8 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering natural venues for countryside walking.

GROUND FLOOR

Hall Attractive double glazed composite front door. Exposed ceiling timber. Arched internal window. Good size understairs cupboard. Double glazed window. Radiator. Wood effect laminate flooring. Stairs to first floor.

Home Office/Recreation Room 9'11" x 4'10" (3.02m x 1.47m) Extensive range of fitted shelved storage/wardrobe cupboards to one wall, central unit with hanging rails and cupboard over. Double glazed window. Radiator. Wood effect laminate flooring.

Utility/Cloakroom 6'9" x 5'11" (2.06m x 1.80m) Fitted zenith worktop, cupboard, drawers and plumbing for washing machine under, matching top, cupboards beneath, wc with concealed cistern. Wall cupboard housing Worcester gas boiler. Hatch to small loft space. 2 double glazed windows. Wood effect laminate flooring.

Sitting Room 15'2" x 12'1" (4.62m x 3.68m) A fine room overlooking the rear garden. Tiled fireplace and hearth with inset contemporary multi-fuel burning stove. TV aerial point. Storage cupboard. Double glazed casement doors to sun terrace.

Split Level Kitchen with Dining Room

Dining Room 13'5" x 9'2" (4.09m x 2.79m) Radiator. Wood effect laminate flooring. Wide opening to:

Kitchen 13'5" x 9'2" (4.09m x 2.79m) Comprehensively fitted with bespoke range of walnut fronted units with corian work surfaces and upstands comprising inset bowl and a half sink, extensive work surfaces, cupboards, drawers and deep pan drawers beneath. Fitted AEG **5 ring gas hob** with picture glass splashback and brushed steel extractor hood over. Range of wall cupboards, further wall cupboards. Tall larder unit with pull out wire basket shelving. Built-in AEG brushed steel **electric double oven** and **microwave oven**, drawer under, cupboard over. Integrated AEG **fridge**. Exposed ceiling timber. Double glazed window. Radiator. Steps up to Dining Room. Double glazed door to:

Covered Way 21' x 3'11" (6.40m x 1.19m) Light points. Gate to front and rear.

Double Glazed Conservatory/Garden Room 9'1" x 7'1" (2.77m x 2.16m) Double glazed on three sides with vaulted uPVC ceiling. Electric slimline heater.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space.

Bedroom 1 20'1" x 9'2" (6.12m x 2.79m) Double aspect. Sloping ceiling to one side. 2 double glazed windows. 2 radiators. Picture rail. Wood effect laminate flooring.

Bedroom 2 12'9" x 7'6" (3.89m x 2.29m) 2 built-in double wardrobes. Double glazed window. Radiator. Picture rail. Wood effect laminate flooring.

Bedroom 3 9'4" x 6'3" (2.84m x 1.91m) Built-in wardrobe with mirror door. Double glazed window. Radiator. Dado and picture rails. Wood effect laminate flooring.

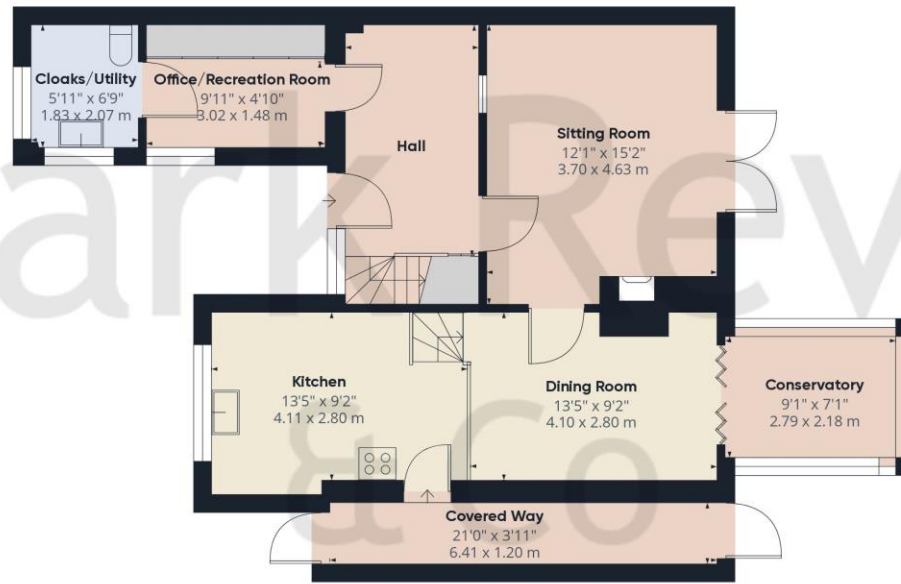
Spacious Bathroom with Shower White suite comprising bath with centrally mounted mixer tap and pull out shower fitment, tiled surround, fully tiled glazed shower with overhead rain water and hand held fitments, inset basin with single lever mixer tap, cupboard beneath, tiled splashback, illuminated mirror fronted cupboard over, close coupled wc. Heated chromium towel warmer/radiator. Extractor fan. Double glazed window. Wood effect vinyl flooring.

OUTSIDE

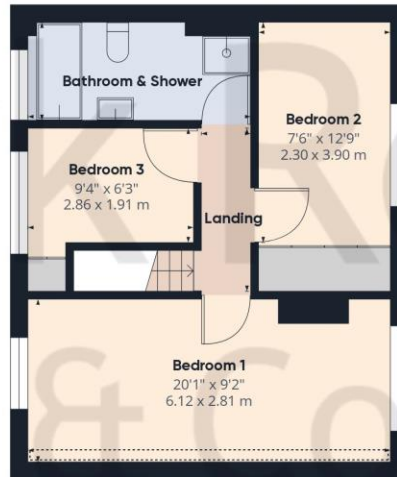
Block Paved Drive Offering space for 2 vehicles. Adjacent block paved path with brick retaining wall and timber log store to front entrance. Outside light.

Most Attractive South Facing Rear Garden About 44 feet (13.41m) in length. Arranged as wide slate tiled sun terrace adjacent to the house. Well tended shaped lawn with deep curved herbaceous borders containing a wide variety of plants, established shrubs and small trees including palm, flowering cherry, pieris, camellia, bamboo, geranium, azaleas, etc. **Timber shed**. The garden is fully enclosed by timber fencing and screened by mature hedges and trees offering shelter and seclusion.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

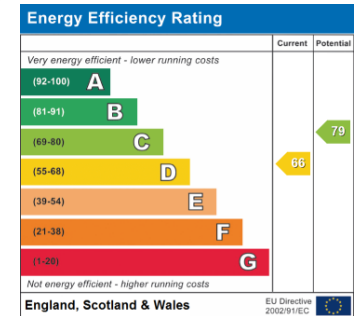
1260.3 ft²

117.09 m²

Reduced headroom

12.98 ft²

1.21 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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