



Brooklands

Lowfield Road, Haywards Heath, RH16 4DW



Mark Revill & Co

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£450,000

Brooklands is an individual detached character bungalow. The property has been greatly improved by the current owners with a recently replaced gas fired boiler to provide central heating and hot water also replacement double glazed windows. The property further benefits from a modern spacious kitchen/breakfast room, the sitting/dining room has a very attractive natural brick open fireplace. There is a staircase leading to a generous attic which has been partially converted and is currently used as a hobbies area but subject to planning consent could provide further living accommodation if required. The rear garden is considered a particular feature of this property extending to approximately 100 feet in length and enjoying a south and easterly aspect with 2 garden stores, a greenhouse, an abundance of mature shrubs and fruit trees. To the front there is wide driveway giving access to the garage.

Situated in this popular established location just a short walk to Princess Royal Hospital and the town centre with its wide range of shops and an array of restaurants in the nearby Broadway. There are several good schools in the locality catering for all age groups. Haywards Heath mainline railway station is also within walking distance offering fast and frequent services to London (Victoria/London Bridge 42-45 minutes). There is also a Sainsbury's and Waitrose superstore and the Dolphin



Leisure complex is also adjacent to the station. To the west of Haywards Heath lies the A23 giving direct road access to London Gatwick International Airport and the motorway network. The cosmopolitan city of Brighton and the coast lies approximately 15 miles to the south and offers a wide range of entertainment areas. The South Downs National Park and Ashdown Forest are also readily accessible for countryside pursuits.

Covered Entrance with uPVC front door to:

Entrance Hall Radiator. Deep understairs storage cupboard.

Kitchen/Breakfast Room 11'11" x 9'11" (3.63m x 3.02m) Extremely well fitted with roll edge worktops having cupboards and drawers beneath, matching eye level wall cupboards, one and a half bowl polycarbonate single drainer sink unit with chromium mixer tap, plumbing for dishwasher and washing machine. Space for upright fridge/freezer. Breakfast bar. Worcester wall mounted gas fired boiler for domestic hot water and central heating. Schott **ceramic 4 burner electric hob** with matching **oven** beneath and concealed filter above with light and power. Radiator. Laminate flooring. Door to:

Inner Lobby uPVC door to outside. Radiator.

Bathroom Comprising modern white suite with panelled bath, low level wc, pedestal wash basin, separate shower cubicle with Triton T80 electric shower unit being fully tiled with glass door. Mirror fronted wall cabinet. Deep linen cupboard with shelving and radiator. Half tiled walls. Radiator.

Living/Dining Room 17'10" x 14' (5.44m x 4.27m) Feature natural brick faced open fireplace with matching brick hearth with timber over mantle. 2 radiators. Double glazed French doors opening onto rear garden also enjoying an attractive outlook over the rear patio and gardens beyond.

Bedroom 1 10'10" x 9'11" (3.30m x 3.02m) Outlook to front. Radiator.

Bedroom 2 10'10" x 9'11" (3.30m x 3.02m) Feature pine fire surround with shelving to one side. Outlook to front. Radiator.

L Shaped Attic Storage Area Approached by staircase from the sitting/dining room. Velux window. Boarded flooring and insulated. This area could provide further living accommodation if required, subject to planning consent.

OUTSIDE

Attached Garage 15'6" x 7'1" (4.72m x 2.16m) Up and over door. Power.

Workshop Area Adjacent to the garage at the rear. Door leading to rear garden.

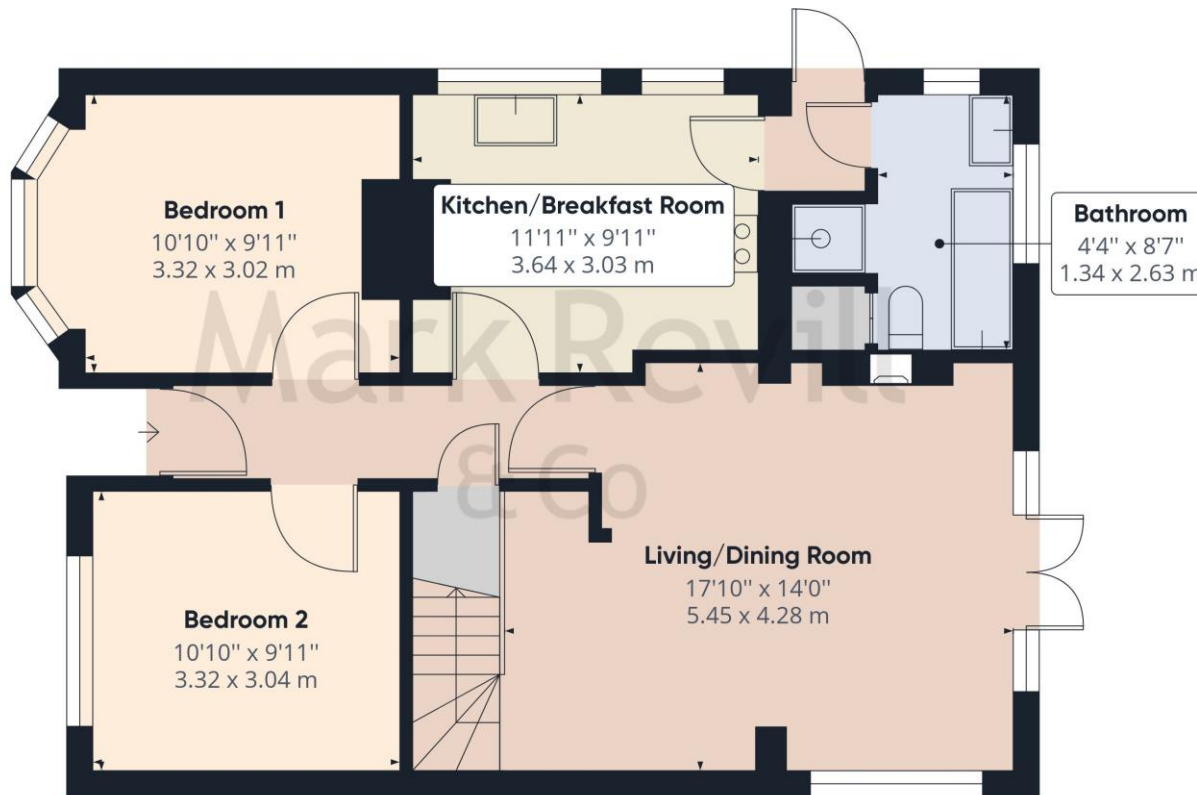
Wide Driveway Providing parking for 2 vehicles.

Front Garden Arranged as flower borders with shrubs. Gated side access leading to:

Mature South Easterly Rear Garden Extending to approximately 100 feet (30.48m) in length. Arranged with paved terrace adjacent to the property with retaining walls and brick pillars supporting a pergola. Steps leading to **garden shed**. Lawn areas interspersed with mature shrubs, feature raised fish pond. Large aluminum **greenhouse**. Further **garden store** at the top of the garden. There are various fruit trees including apple trees, pear trees and plum tree. Various evergreen shrubs including camellia. Former vegetable garden area with soft fruit shrubs including blackcurrants, all of which is enclosed by panelled fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(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⁾

728.40 ft²

67.67 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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Ground Floor Building 1

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.

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