



54 Gatesmead
Haywards Heath, RH16 1SN



Mark Revill & Co

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£795,000

This superb detached house built and finished to an exceptionally high standard just over 4 years ago by Crest Nicholson offers bright, spacious and well designed accommodation. The beautifully presented stylish interior has the benefit of gas central heating, double glazing and an air circulation system and incorporates 4 good size bedrooms (all with fitted wardrobes), en suite shower room to the main bedroom, luxury family bathroom, downstairs wc, a fine sitting room with bay window to front and a particular feature is the excellent comprehensively fitted open plan kitchen with dining room complete with Bosch appliances. There is an attached garage approached by a double width block paved driveway offering parking for 2 vehicles and the delightful professionally landscaped rear garden extends to about 56 feet in length x 44 feet in width arranged with a wide paved sun terrace, level lawns and a further enclosed terrace to the far end.

Situated in this highly desirable location towards the end of a cul-de-sac just over 1 mile to the picturesque village of Lindfield which offers good local amenities and shops, whilst Haywards Heath mainline station is a similar distance which offers 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 Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstores.



The A23 lies about 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 16 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Porch Composite front door to:

Hall Built-in coats/storage cupboard with trip switches. Large understairs storage cupboard the shelf and light point. Amtico wood effect flooring. Radiator.

Cloakroom White suite comprising wc with concealed cistern, tiled shelf over, basin with single lever mixer tap. Extractor fan. Double glazed window. Radiator. Ceiling downlighters. Half tiled walls. Amtico wood effect flooring.

Sitting Room 19'10" x 11'10" (6.05m x 3.61m) A fine room with double glazed square bay window with plantation shutters to front. Media plate. 2 radiators.

Superb Open Plan Kitchen with Dining Room 19'4" x 13'3" (5.89m x 4.04m) Comprehensively fitted with a quality range of shaker style units with slimline quartz work surfaces and upstands complete with Bosch appliances comprising: inset stainless steel bowl and a half sink with single lever mixer tap, extensive adjacent work surfaces extended to form peninsula unit incorporating breakfast bar, numerous cupboards and drawers under. Integrated washing machine and dishwasher. Built-in electric double oven, cupboard under and over, fitted brushed steel 5 ring gas hob with matching extractor hood over flanked by wall cupboards. Worktop lighting. Integrated tall fridge and freezer, adjacent tall shelved unit. Double glazed window. Radiator. Ceiling downlighters. Amtico wood effect flooring. Double glazed casement doors flanked by tall double glazed windows to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Large built-in slatted shelved linen cupboard. Radiator.

Bedroom 1 with Dressing Area 22'4" x 10'7" (6.81m x 3.23m) Double aspect. 2 built-in double wardrobes with floor to ceiling sliding mirror doors. 2 double glazed windows. 2 radiators.

En Suite Shower Room Contemporary white suite comprising fully tiled glazed shower, wc with concealed cistern, counter mounted basin with single lever mixer tap, drawer beneath, large wall mirror over. Extractor fan. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Half tiled walls. Amtico tiled effect flooring.

Bedroom 2 10'8" x 10'3" (3.25m x 3.12m) Large built-in double wardrobe with floor to ceiling mirror doors. Double glazed window. Radiator.

Bedroom 3 11'4" x 9'4" (3.45m x 2.84m) Large built-in double wardrobe with floor to ceiling mirror doors. Double glazed window. Radiator.

Bedroom 4 12'2" x 8'3" (3.71m x 2.51m) Large built-in storage/wardrobe cupboard over stairwell. Double glazed window. Radiator.

Bathroom Contemporary white suite comprising bath with mixer tap, independent shower over with glazed bi-fold screen, basin with single lever mixer tap, wc with concealed cistern. Tiled shelf. Wall mirror. Extractor fan. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Half tiled walls. Tiled floor.

OUTSIDE

Attached Garage Light and power points. Wall mounted Potterton gas boiler. Fitted high level shelving. Double glazed door to rear garden.

Double Width Block Paved Private Drive Outside light. Water tap.

Front Garden Neatly laid to lawn with paved path, adjacent bed planted with hydrangeas. Clipped beech hedge to front boundary. Gate to partly covered paved side access to:

Beautiful Landscaped Rear Garden About 56 feet (17.07m) maximum in length x 44 feet (13.41m) wide. Arranged with a wide paved sun terrace with covered seating area, central path flanked by well tended level lawns, borders planted with lavender, acer, fuchsia, hydrangea and several small trees. Large paved terrace at the far end with timber retaining walls planted with box hedging and a variety of plants and shrubs. Outside water tap, power point and lighting. **Timber shed** to the west side. The garden is fully enclosed by close boarded timber fencing with screening of established trees at the far end offering shelter and seclusion.

Estate Maintenance £521.70 per annum.





Ground Floor

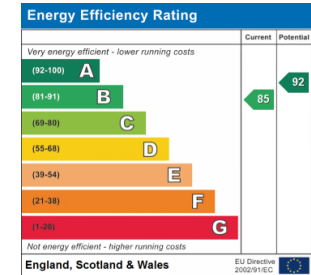


Floor 1



Approximate total area⁽¹⁾

1622.88 ft²
150.77 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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