



Windrush

1a High Point, Haywards Heath, RH16 3RU



Mark Revill & Co

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£725,000

This imposing detached family house occupies a prominent corner site and enjoys distant views over the town to Ashdown Forest. This excellent home has been extended to create good size versatile ground floor accommodation having the benefit of gas central heating and double glazing. The house incorporates 4 first floor bedrooms, bathroom, a splendid double aspect living room, separate dining room, well fitted kitchen plus utility area and the ground floor extension provides an additional family room or ground floor bedroom with shower room, ideally suitable as a self-contained annexe if required. In addition, there is a double garage approached by a wide private block paved drive and the delightful gardens extends to about 112 feet in width enjoying a favoured southerly aspect arranged with a wide paved sun terrace, well tended two-tier lawns with stocked herbaceous beds and borders.

High Point is a quiet cul-de-sac adjacent to Frankton Avenue in this much favoured established location just a short walk to a well regarded primary school, Tesco Express, doctor's surgery, chemist and to Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants, the Dolphin Leisure centre, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 14.7 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 beautiful natural venues for countryside walking.



GROUND FLOOR

Entrance Porch Outside lantern. uPVC clad ceiling. Block paved step. Wrought iron gate to small courtyard. Attractive part glazed panelled hardwood front door to:

Hall Radiator. Stairs to first floor.

Cloakroom Low level wc and basin with tiled splashback, adjacent shelf. Double glazed window. Radiator.

Store Room Understairs recess with gas and electric meters and trip switches. Opening to storage area with ample coat hanging space, light point and double glazed window.

Sitting Room 20'4" x 12'1" (6.20m x 3.68m) A fine double aspect room with wide double glazed bow window to front, large double glazed picture window and casement door to rear garden. Handsome marble fireplace and hearth with fitted coal effect electric fire. TV aerial point. 3 radiators. Double doors to:

Dining Room 11'7" x 8' (3.53m x 2.44m) Serving hatch to kitchen. Double glazed window. Radiator.

Kitchen 11'6" x 8'9" (3.51m x 2.67m) Fitted with attractive range of timber fronted units comprising inset composite bowl and a half sink with mixer tap, adjacent extensive L shaped work surfaces, cupboards, drawers and slimline **dishwasher** beneath. Range of wall units with central glazed cupboards. **Electric cooker**, adjacent base unit. Matching worktop with **fridge** and **freezer** beneath, wall cupboards over. Double glazed window. Radiator. Part tiled walls. Tiled floor. Glazed door to:

Rear Lobby Tall storage cupboard, adjacent tall book shelved units. Door to garage. Ceiling downlighters. Tiled floor. Double glazed door to courtyard. Opening to:

Utility Room 13'4" x 6'10" (4.06m x 2.08m) Inset stainless steel sink with mixer tap, adjacent worktop with drawers, cupboard, **tumble dryer** and **washing machine** under. Range of wall cupboards, one housing gas boiler. Central heating and hot water time control. Tall **freezer** and **fridge/freezer**. Further range of high level wall cupboards. Radiator. Tiled floor. Double glazed door to rear garden.

Family Room/Bedroom 5 17'3" x 11'5" (5.26m x 3.48m) Double aspect enjoying outlook over the rear garden. One wall fitted with a range of tall wardrobe/storage cupboards incorporating hanging rails and shelving. 2 double glazed windows. 2 radiators.

Shower Room White suite comprising fully tiled glazed shower cubicle, basin with single lever mixer tap, cupboard beneath, close coupled wc. Wall cupboard. Mirror with strip light over. Extractor fan. Radiator. Part tiled walls.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Hatch with pull down ladder to loft space.

Bedroom 1 12'1" x 11'1" (3.68m x 3.38m) Double glazed window. Radiator.

Bedroom 2 12'1" x 8'11" (3.68m x 2.72m) Double glazed window. Radiator.

Bedroom 3 9'10" x 8'10" (3.00m x 2.69m) Built-in double wardrobe incorporating hanging rail, shelving and drawers, cupboard over. Double glazed window. Radiator.

Bedroom 4 10' x 6'11" (3.05m x 2.11m) Enjoying far reaching views to Ashdown Forest. Presently arranged as an office. Fitted L shaped desk unit with 2 filing cabinets and radiator beneath. Range of open book shelving, further shelving. Built-in double wardrobe incorporating hanging rail, shelving and drawers. Telephone point. Double glazed window. Radiator.

Bathroom Suite comprising bath, pedestal basin, low level wc. Shaver point. Double glazed window. Radiator. Half tiled walls. Vinyl flooring.

OUTSIDE

Double Garage 19'5" x 15'8" (5.92m x 4.78m) Electrically operated roller door. Light and power points. Fitted shelving. Door to rear lobby.

Long Block Paved Private Drive Offering parking for 5-6 vehicles.

Front Garden Arranged as a well tended lawn planted with specimen trees including maple, herbaceous bed containing a variety of shrubs including hebes and rhododendrons. Small courtyard ideal for bin storage. Side access with gate to:

Delightful South Facing Rear Garden About 112 feet (34.14m) in width x 34 feet (10.36m) in depth. Arranged with a wide curved paved sun terrace adjacent to the house opening to a wide well tended two-tier lawn with central rock garden and steps planted with azaleas and fuchsia. Further herbaceous bed with small specimen trees including acer adjacent semi circular patio, established silver birch and variegated holly. Steps on the west side provide access to a kitchen garden with **greenhouse**. To the side of the house is a large **timber shed/workshop** 19'2 x 7'10 with light and power. Fitted **awning**. Water tap. The garden is fully enclosed by timber fencing and with established clipped mixed hedge to the rear boundary.





Ground Floor

Approximate total area⁽¹⁾

1800.03 ft²
167.23 m²

Reduced headroom

10.67 ft²
0.99 m²



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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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