



**12 Aster Way**  
Haywards Heath, RH17 5NL



**Mark Revill & Co**

## 12 Aster Way

Haywards Heath, RH17 5NL

Guide Price £900,000

This exceptional recently built detached home constructed and finished to an extremely high specification in a traditional style by Redrow Homes formerly the show house offers stylish contemporary living. The beautifully presented, bright and well designed accommodation has the benefit of gas central heating, double glazing, high level of insulation and incorporates 4 good size bedrooms, 3 luxury shower/bathrooms (2 en suite), a fine sitting room, separate dining room, family room and a superb quality fitted kitchen/breakfast room with shaker style units and granite work surfaces complete with appliances plus a utility room. There is a double garage approached by a wide block paved drive and the most attractive fully enclosed rear garden enjoys a favoured westerly aspect extending to about 51 feet in width arranged with a wide paved sun terrace and well tended lawn and includes a double glazed garden room.

Located on the sought after Penland Farm development lying immediately off Balcombe Road and within walking distance of the well regarded Harlands Primary School, Haywards Heath Sixth Form College and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also within the immediate vicinity is Blunts Wood Nature Reserve offering a natural venue for walking, Waitrose and Sainsbury's superstores and the Dolphin Leisure complex. Gatwick Airport lies just under 12 miles to the north, the A23 is about 4 miles to the west providing a direct route to the motorway network and the cosmopolitan city of Brighton and the coast is about 20 miles to the south. The South Downs National Park and Ashdown Forest are both within an easy drive.



## GROUND FLOOR

**Spacious Hall** Attractive composite front door flanked by double glazed windows. 2 built-in storage cupboards.

**Cloakroom** White suite comprising close coupled wc and wall mounted basin with single lever mixer tap, tiled splashback. Extractor fan. Radiator. Ceiling downlighters. Part tiled walls. Porcelanosa tiled flooring.

**Sitting Room** 18'8" x 13'1" (5.69m x 3.99m) A fine room with wide bay window overlooking the front. Handsome stone fireplace and hearth, fitted coal effect electric fire. Media plate. Radiator.

**Dining Room** 12'10" x 11'3" (3.91m x 3.43m) Radiator. Ceiling downlighters. Double glazed bi-fold doors to rear sun terrace and garden. Porcelanosa tiled flooring.

**Superb Kitchen/Breakfast Room** 15'7" x 14'0" (4.75m x 4.27m) Comprehensively fitted with a quality range of shaker style units with granite work surfaces and upstands and comprising inset double stainless steel sink, extensive L shaped work surface, cupboards, drawers and integrated AEG **dishwasher** beneath. Fitted brushed steel AEG **6 ring gas hob** with quartz splashback and brushed steel extractor hood over flanked by wall cupboards. Built-in AEG **electric double oven**, cupboard under and over. Tall integrated Zanussi **double fridge** and Zanussi **double freezer** flanked by tall pull out wire basket larder units, further eye level cupboard. Island unit with matching worktop incorporating raised breakfast bar, cupboards and drawers under. Radiator. Ceiling downlighters. Porcelanosa tiled flooring.

**Family Room** 11'6" x 19'11" (3.51m x 6.07m) Radiator. Ceiling downlighters. Porcelanosa tiled flooring. Double glazed bi-fold doors to sun terrace and rear garden. Door to:

**Utility Room** 11'5" x 5'4" (3.48m x 1.63m) Matching quartz worktop and upstand incorporating inset stainless steel sink with single level mixer tap, cupboards and appliance space with plumbing for washing machine beneath. Good size understairs storage cupboard. Radiator. Ceiling downlighters. Door to garage.

## FIRST FLOOR

**Galleried Landing** Built-in airing cupboard housing twin zone unvented hot water cylinder. Attractive balustrade with natural timber handrail. Window overlooking front. Hatch to loft space. Radiator.

**Bedroom 1** 14'1" x 13' (4.29m x 3.96m) Wide bay window to front. Radiator.

**Dressing Room** Fitted with an extensive range of shelving, hanging rails and drawers. Ceiling downlighters.

**En Suite Shower Room** Contemporary white suite comprising fully tiled walk-in shower with Aqualisa overhead rain water fitment, glazed screen, twin counter mounted basins with single lever mixer taps, drawers beneath, close coupled wc. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Half tiled walls. Porcelanosa tiled flooring.

**Bedroom 2** 12'1" x 9'7" (3.68m x 2.92m) Built-in triple wardrobe. Radiator.

**En Suite Shower Room** Walk-in fully tiled shower with glazed door and screen, wall mounted basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Half tiled walls. Porcelanosa tiled flooring.

**Bedroom 3** 11'7" x 9' (3.53m x 2.74m) Wide double glazed bay window to front. 2 radiators.

**Bedroom 4** 12'3" x 10'2" (3.73m x 3.10m) Radiator.

**Family Bathroom with Shower** Contemporary white suite comprising large walk-in fully tiled shower with Aqualisa overhead rain water fitment, bath with single lever mixer tap, wall mounted basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Half tiled walls. Porcelanosa tiled flooring.

## OUTSIDE

**Double Garage** 17'10" x 16'7" (5.44m x 5.05m) Electrically operated up and over door. Light and power points. Wall mounted Ideal Logic gas boiler. Interlocking vinyl flooring. Rear door to utility room.

**Double Width Block Paved Drive** Offering space for 2 vehicles.

**Front Garden** Laid to lawn with shrub borders. Paved path to side access with gate to:

**Attractive West Facing Rear Garden** About 51 feet (15.54m) wide x 35 feet (10.67m) maximum in depth. Arranged with paved sun terrace extending the width of the plot widening to the north end with **double glazed sun room** (ideal outside office/recreation room). Level lawn with stone filled seating areas. Outside lights and water tap. The garden is fully enclosed by close boarded timber fencing.

**Estate Maintenance** £321.81 per annum.



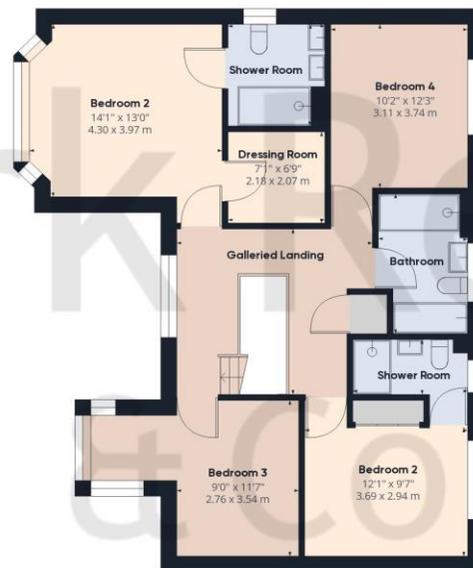


Ground Floor

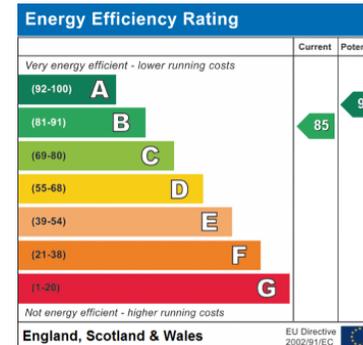
Approximate total area<sup>(1)</sup>

2232.29 ft<sup>2</sup>

207.39 m<sup>2</sup>



Floor 1



(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.

GIRAFFE360

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

