



79 Blunts Wood Road
Haywards Heath, RH16 1ND

■ ■ ■ Mark Reville & Co

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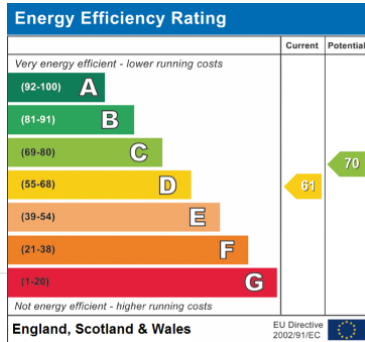
Guide Price £900,000 Freehold

This impressive detached home offers generous, well planned accommodation and stands within one of the area's most desirable and peaceful settings. The ground floor features a bright and inviting sitting room, a formal dining room, and a useful study, ideal for home working. A downstairs cloakroom adds convenience, while the kitchen/breakfast room provides a comfortable everyday living and dining space a lean-to/conservatory completes the ground floor. Upstairs, there are four well proportioned bedrooms, including a superb main bedroom with dressing area and en suite shower room. The family bathroom is spacious and thoughtfully designed, offering both a separate bath and shower. Externally, the property enjoys excellent outside space. The rear garden is predominantly laid to lawn and includes a paved terrace perfect for outdoor dining, vegetable beds, and a garden shed for storage. The property also benefits from an attached garage and workshop, providing additional utility and hobby space. To the front, a wide expanse of lawn and a generous driveway create an attractive approach and ample parking.

Occupying this highly desirable established location, Blunts Wood Road is a no through road which leads onto the nature reserve offering a delightful natural venue for woodland and countryside walking. The property is just a short walk to the well regarded Harlands Primary School, Warden Park Secondary Academy (via Blunts Wood), Haywards Heath Sixth Form College and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure Centre, Waitrose and Sainsbury's superstores are close at hand and the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.8 miles to the north, the cosmopolitan city of Brighton and the coast is 15.6 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive.







Approximate total area⁽¹⁾

2015 ft²

187 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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