



24 Orchard Close
Haywards Heath, RH16 1UU



Mark Revill & Co

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Guide Price £675,000

This splendid detached bungalow has been thoughtfully extended to create extremely spacious and well planned split level accommodation. This excellent home has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, en suite shower room, bathroom, a fine sitting room with handsome fireplace, open plan office/dining area and a spacious well fitted kitchen/breakfast room complete with appliances. There is a detached double garage approached by a private drive plus an additional drive with gates to a further parking area to the side and the most attractive rear garden extends to about 67 feet in width arranged mainly as lawn with paved terrace and includes a timber built summer house.

Orchard Close is a small cul-de-sac lying immediately off Fairfield Way within walking distance of Haywards Heath station with its fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose superstores and the Dolphin Leisure complex are close at hand as is the well regarded Harlands Primary School and the Sixth Form College. The town centre is within easy reach offering a wide range of shops and an array of restaurants and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, 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 a short drive offering beautiful natural venues for countryside walking.

Hall Double glazed front door. Hatch with pull down ladder to large part floor boarded loft space. Trip switches. Electric meter cupboard.

Sitting Room 17' x 12'3" (5.18m x 3.73m) A fine room with handsome fireplace, ornate solid timber surround, polished stone insert and hearth, fitted live/flame coal effect gas fire. TV aerial point. Recessed book/display shelving. 2 double glazed windows. 2 radiators.

Office/Dining Area 13'5" x 11'2" (4.09m x 3.40m) Wide double glazed bay window to rear. Telephone/internet points. Radiator. Ceiling downlighters. Archway to hall and opening to lower hall.

Kitchen/Breakfast Room 14'5" x 11'3" (4.39m x 3.43m) Comprehensively fitted with an attractive range of cherry wood fronted units, roll edged quartz work surfaces with upstands comprising stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, integrated **dishwasher** and **washing machine** under. Built-in brushed steel **electric oven**, **5 ring gas hob**, glass splashback and extractor hood over flanked by wall cupboards and glazed cabinets. Matching work surface, cupboards and central drawer unit beneath. Tall storage cupboard, integrated tall fridge and freezer. Range of wall cupboards with central glazed cabinet, shelved units beneath. Double glazed window. Radiator. Ceiling downlighters. Tiled floor. Double glazed door to rear garden.

Bedroom 1 11'11" x 11'1" (3.63m x 3.38m) Wide double glazed bay window to front. TV aerial point. 2 radiators.

Bathroom White suite comprising P shaped bath with mixer tap, fully tiled surround, independent Aqualisa shower over, curved glazed screen, basin with mixer tap, tiled splashback and mirror over, cupboard flanked by glass shelving beneath, low level wc with concealed cistern. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Tiled floor.

Lower Hall Double glazed window. Radiator. Ceiling downlighters.

Bedroom 2 10'6" x 9'10" (3.20m x 3.00m) Fitted furniture comprising double wardrobe, cupboards over, adjacent tall shelved cupboard, cupboard over, double bed recess, high level cupboards over flanked by wardrobes, pelmet over. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower with Mira electric fitment, bi-fold glazed doors, basin with mixer tap, close coupled wc. Extractor fan. Double glazed window. Radiator. Half tiled walls. Tiled floor.

Bedroom 3 10'7" x 9'7" (3.23m x 2.92m) Hatch to loft space. Double glazed window. Radiator.

OUTSIDE

Detached Double Garage 20'5" x 17'3" (6.22m x 5.26m) Electrically operated up and over door. Light and power points. Fitted shelving. Rear door.

Private Double Width Tarmacadam Drive Flanked with low brick walls.

Further Drive Double timber gates to rear garden. Further tarmacadam parking area at the side and access to rear garden.

Front Garden Neatly laid to lawn with established acer tree, central path. Outside light.

Attractive Rear Garden About 67 feet (20.42m) wide plus 22'7" (6.88m) behind the garage x 30 feet (9.41m) in depth. Arranged with a paved terrace adjacent to the bungalow opening to a well tended lawn with central crescent shaped bed planted with specimen trees including monkey puzzle, 'Christmas tree', magnolia, palm and acer. Fish pond and adjacent rock garden. Paved path and steps to garage. Slate filled area behind the garage with **timber summerhouse**. Outside light and water tap. Further side access either side of garage with gates. The garden is fully enclosed with timber fencing and a screening of mature conifers on the rear boundary offering shelter and seclusion.



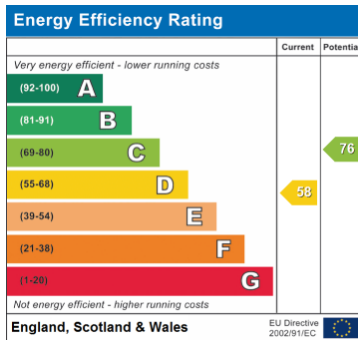


Ground Floor Building 1



Approximate total area⁽¹⁾

1386.60 ft²
128.82 m²



Ground Floor Building 2

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

haywardsheath@markrevill.com

