



77 Blunts Wood Road
Haywards Heath, RH16 1ND

 Mark Reville & Co

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Guide Price £1,300,000 Freehold

This substantial and beautifully presented detached home offers spacious and versatile accommodation. The main house boasts a modern kitchen/breakfast room with stylish cabinetry, granite worktops, integrated appliances and a 5-ring gas hob. The open-plan dining and living room is a stunning space, featuring bi-fold doors leading to a decked terrace. A log-burning stove adds warmth and character to the sitting area, making it a fantastic family hub. Additional ground floor features include an office/family room and a utility room for added convenience. Upstairs, there are four well-proportioned bedrooms, including a luxurious main suite with a dressing area, fitted wardrobes and an en-suite shower room. The family bathroom is beautifully appointed, featuring a jacuzzi bath, separate shower, and modern vanity unit. The self-contained annexe is perfect for extended family, guests, or rental purposes. With its own private entrance, it comprises: an open-plan kitchen/lounge with contemporary fittings and double doors opening onto the terrace. There are two bedrooms, with the main bedroom benefitting from an en-suite WC, plus a separate shower room. A fine family home offering a rare combination of space, style, and versatility in a prime location. Vendor suited. Early viewing is highly recommended! Outside, the property features a generous 'in and out' driveway, providing ample parking for multiple vehicles. The landscaped rear garden is a standout feature, offering a raised decked area for entertaining, leading down to lawns, paved sections, mature borders, a summerhouse, and a raised fish pond.

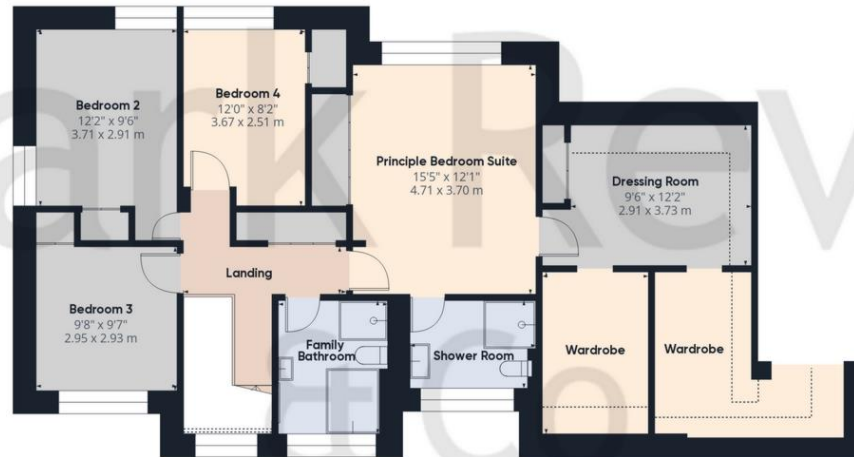
This home is superbly located, directly opposite Blunts Wood & Paiges Meadow Nature Reserve, perfect for scenic walks and outdoor activities. Highly regarded schools, including Harlands Primary and Warden Park Academy, are within easy reach, along with independent options such as Great Walstead and Ardingly College. For commuters, Haywards Heath station (1.1 miles) provides fast links to London (approx. 45 minutes) and Brighton (approx. 15 minutes), while the A23/M23 offers easy access to Gatwick Airport and the south coast. The town centre is nearby, offering a variety of shops, cafés, restaurants, and essential services.







Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	85
EU Directive 2002/91/EC			

Approximate total area⁽¹⁾

2404.57 ft²

223.39 m²

Reduced headroom

49.05 ft²

4.56 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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