



## Folly Cottage

6 Colwell Road, Haywards Heath, RH16 4ES



Mark Revill & Co

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£350,000

This most attractive period cottage of character offers bright and extremely well presented accommodation enjoying a 75 foot west facing rear garden and a detached garage with adjacent parking. This charming home has the benefit of gas central heating and double glazing, incorporates 2 bedrooms, a modern bathroom, a comprehensively fitted kitchen complete with oven and hob and a good size west facing living room with double glazed doors opening to raised timber decking and rear garden. The detached garage extends to 21'3 in length approached from the rear by a wide drive offering off road parking and a gate to the most attractive fully enclosed rear garden which enjoys a favoured westerly aspect, arranged with a raised timber decking with steps to a two-tier lawn with curved gravelled filled pathways and well stocked herbaceous beds and borders.

Situated in this small cul-de-sac lying adjacent to Wivelsfield Road just a short walk to a Sainsbury's Local and within easy reach of the town centre with its wide range of shops including The Broadway with its array of restaurants. Princess Royal Hospital is close at hand and the mainline railway station is easily accessible offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies



5.7 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is 14.4 miles to the north and the cosmopolitan city of Brighton and the coast is 13.8 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Hall** Approached by uPVC panelled front door. Radiator. Stairs with decorative balustrade to first floor.

**Living Room** 12' x 10'8" (3.66m x 3.25m) Enjoying an attractive outlook over the rear garden. TV aerial point. Cupboard housing electric meter. Fitted low level storage/display unit incorporating drawers and open shelving. Double glazed window. 2 radiators. Double glazed sliding doors to timber decking and rear garden.

**Kitchen** 11'10" x 6'3" (3.61m x 1.91m) Comprehensively fitted with an attractive range of cottage style units with wood effect laminate work surface comprising inset enamel bowl and a half sink with mixer tap, adjacent worktop, cupboards and storage space under. Space for upright fridge/freezer. Matching worktop, cupboards beneath. Built-in Neff **electric oven. 4 ring halogen hob** with concealed extractor hood over flanked by wall cupboards. Further range of wall cupboards. Double glazed bow window with deep sill. Part tiled walls. Wood effect laminate flooring.

## FIRST FLOOR

### Landing

**Bedroom 1** 11'9" x 9'2" (3.58m x 2.79m) Deep built-in wardrobe/storage cupboard. Built-in airing/storage cupboard housing Glow-worm gas combination boiler.

**Bedroom 2** 9'8" x 6'9" (2.95m x 2.06m) Double glazed window. Radiator. Hatch with pull down ladder to part floor boarded loft space with light point.

**Bathroom** White suite comprising bath with traditional mixer tap and shower attachment, glazed folding shower screen, pedestal basin, close coupled wc. Heated chromium towel warmer/radiator. Extractor fan. Double glazed window. Fully tiled walls. Tiled floor.

## OUTSIDE

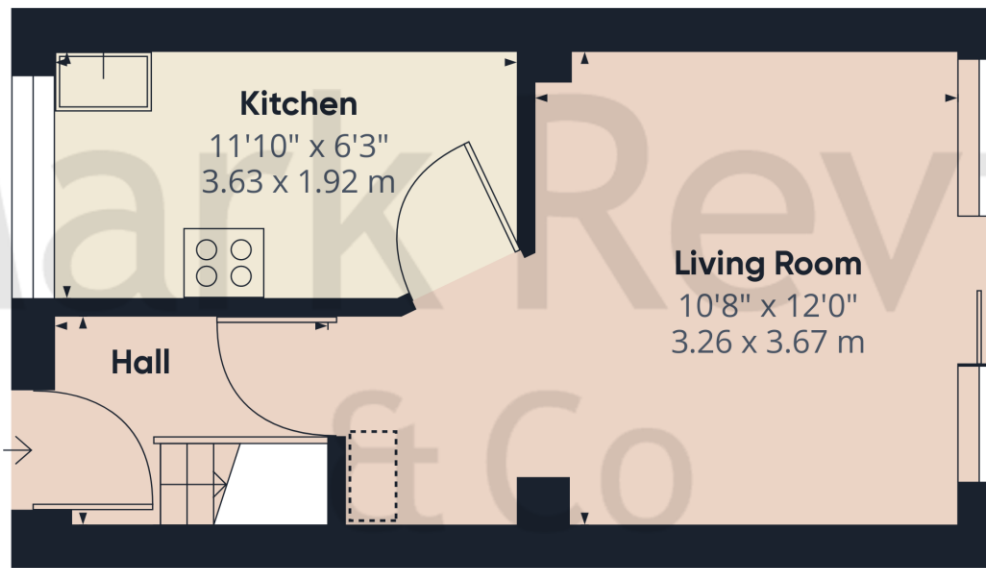
**Detached Garage** 21'3" x 8'9" (6.48m x 2.67m) Located at the rear, approached via Wivelsfield Road. Up and over door. Eaves storage space. Light and power points. Rear door to garden.

**Adjacent Wide Parking Space** Gate to rear garden.

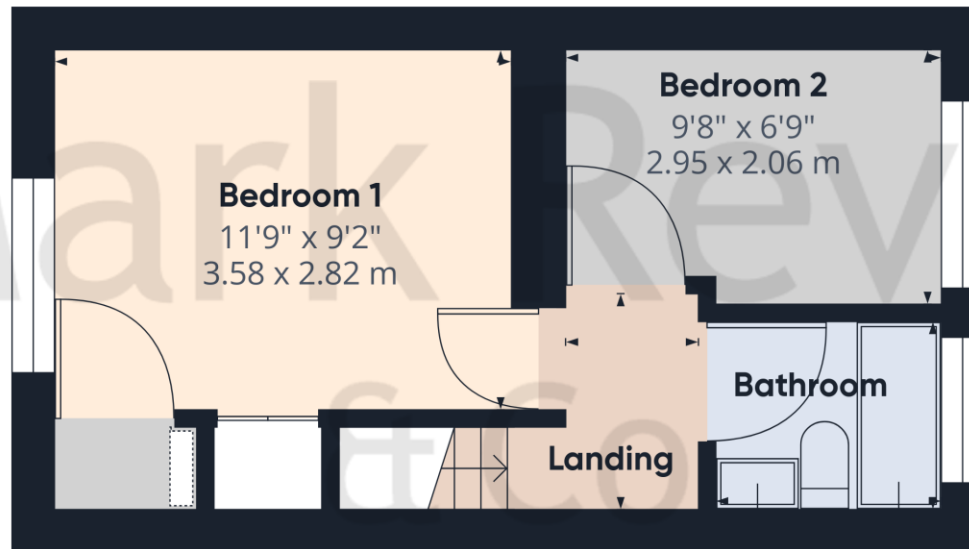
**Attractive West Facing Rear Garden** About 75 feet (22.86m) in length. Arranged with raised timber decking with steps to a two-tier lawn with gravel filled pathways and curved red brick retaining walls incorporating well stocked herbaceous beds and borders containing grasses, buddleia, roses, fruit tree, etc. Area at the far end with artificial turf with slate and pebble filled borders. Water tap. Stone filled steps to garage. The garden is fully enclosed by close boarded timber fencing with rear gate to parking space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Ground Floor



Floor 1



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

508.34 ft<sup>2</sup>  
47.23 m<sup>2</sup>

**Reduced headroom**

3.17 ft<sup>2</sup>  
0.29 m<sup>2</sup>

Excluding balconies and terraces

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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