



20 Gander Hill
Haywards Heath, West Sussex. RH16 1QX



Mark Revill & Co

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Guide Price £675,000

This most attractive 1930's semi detached house of character has been imaginatively extended and meticulously renovated creating a truly delightful family home. The thoughtful extension combines traditional features typical of this distinctive style including exposed ceiling timbers, natural wood floors and a fine oak staircase combined with contemporary open plan living. The spacious and sympathetically remodelled accommodation incorporates 4 good size bedrooms, en suite shower room to the main bedroom, family bathroom, a fine double aspect living room, good size home office/family room, a stunning open plan kitchen/dining room (22 feet in length), useful utility room and downstairs cloakroom. The property has the benefit of gas fired central heating and part double glazing which includes crittall units to match the original, there is a drive and turning area to the front and the delightful fully enclosed rear garden extends to about 56 feet in length and enjoys a favoured south easterly aspect.

Situated in this highly sought after mature location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand. Haywards Heath town centre is within easy reach with



its wide range of shops and array of restaurants as is the picturesque village of Lindfield with its historic High Street. The A23 lies 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.3 miles to the north and the cosmopolitan city of Brighton and the coast is just under 16 miles distant. Both Ashdown Forest and the South Downs National Park are within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Porch Attractive hardwood panelled front door to:

Hall Good size understairs store cupboard. Ample coat hanging space. Radiator. Picture rail. Natural timber floor. Handsome solid oak staircase with decorative balustrade to first floor.

Cloakroom Close coupled wc and basin with tiled splashback.

Living Room 23'9" x 15' (7.24m x 4.57m) narrowing to 7'10" (2.39m) A fine double aspect room with double glazed bi-fold doors to rear garden. Red brick fireplace and semi circular quarry tiled hearth with cast iron wood burning stove flanked by book/display shelving. Exposed ceiling timbers. 2 radiators. Picture rail. Natural timber floor.

Home Office/Family Room 10'4" (3.15m) narrowing to 8'6" x 9'10" (2.59m x 3m) Walk-in shelved storage cupboard. Double glazed window. Radiator. Natural timber floor.

Superb Open Plan Kitchen/Dining Room 22' x 16'4" (6.71m x 4.98m) Fitted with an excellent range of shaker style units comprising inset enamel bowl and a half sink with single lever mixer tap, adjoining granite work surface, cupboards and drawers and integrated **dishwasher** under. Built-in Neff brushed steel **electric oven** and **microwave oven**, drawers under, cupboard over. Integrated tall **fridge/freezer**. Island unit with oak work surface/breakfast bar incorporating **4 ring gas hob**, cupboards and drawers under. 2 double glazed windows. 2 radiators. Ceiling downlighters. Natural timber floor. Double glazed bi-fold doors to rear garden.

Utility Room 9'1" x 5'2" (2.77m x 1.57m) Inset enamel bowl with mixer tap, adjacent L shaped work surface, cupboards, drawers, storage and appliance space with plumbing for washing machine beneath. Wall mounted Glow-worm gas boiler. Double glazed window. Ceiling downlighters. Tiled floor.

FIRST FLOOR

Landing Hatch to large loft space. Picture rail. Natural timber floor.

Bedroom 1 16'4" x 14'1" (4.98m x 4.29m) plus deep door recess. Enjoying outlook over rear garden. Range of fitted wardrobes incorporating hanging rails and shelving, cupboards over. 2 double glazed windows. 2 radiators. Picture rail. Natural timber floor.

En Suite Shower Room Walk-in fully tiled shower with Aqualisa fitment, glazed screen and door, basin with single lever mixer tap, tiled splashback, drawer beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Non slip vinyl flooring.

Bedroom 2 13'6" x 11'6" (4.11m x 3.51m) maximum. Deep bay window and sill. Radiator. Picture rail. Natural timber floor.

Bedroom 3 14'11" (4.55m) narrowing to 11'1" x 9'5" (3.38m x 2.87m) Wall cupboard. Double glazed window. Radiator. Natural timber floor.

Bedroom 4 11'10" x 8' (3.61m x 2.44m) plus 4'4" (1.32m) bay window. Deep window sill. Double glazed window. Radiator. Picture rail. Natural timber floor.

Bathroom White suite comprising bath with traditional mixer tap and independent shower over, glazed shower screen, pedestal basin with mixer tap, close coupled wc. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Wall cupboard. Double glazed window. Radiator. Half tiled walls. Non slip vinyl flooring.

OUTSIDE

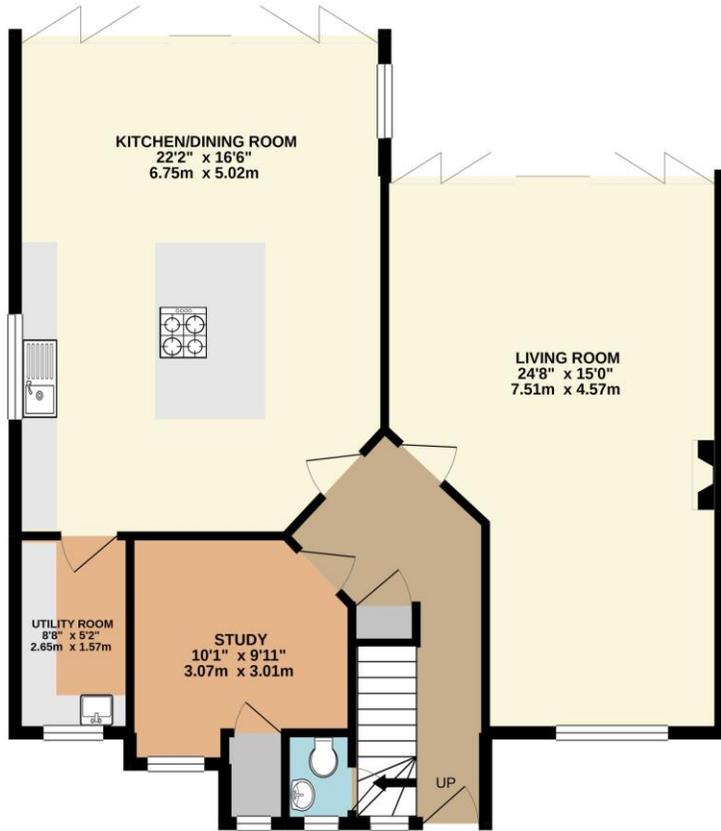
Drive and Turning Area Approached by timber gate. Offering parking for 2-3 vehicles.

Front Garden Lawn with mature oak tree. **Timber cabin/garden store**. Side access to rear garden.

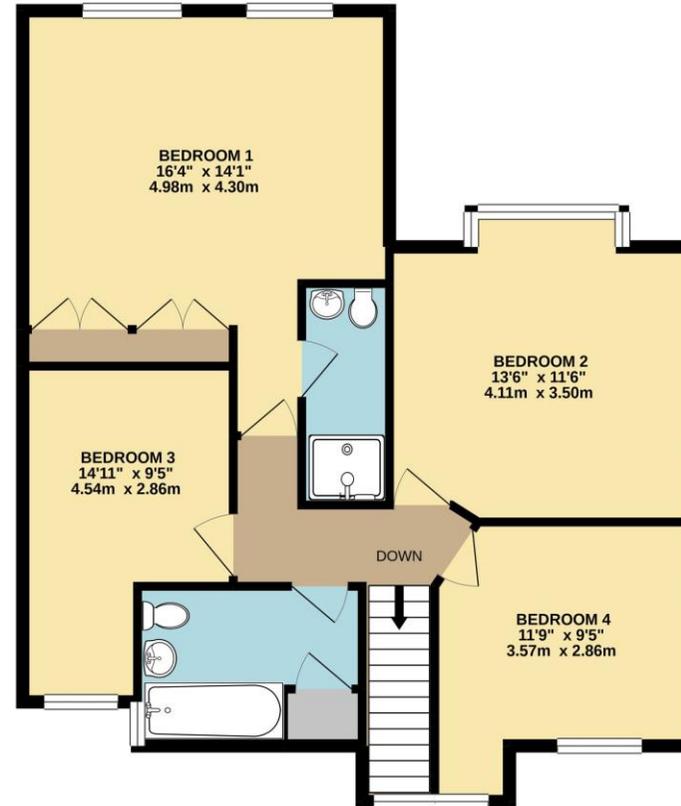
Attractive South Facing Rear Garden About 56 feet (17.07m) in length. Arranged mainly as raised level lawn, paved sun terrace adjacent to the house with brick retaining wall, herbaceous beds planted with a variety of established shrubs, bamboo and small trees including acer and flowering cherry tree. Outside light and water tap. The garden is fully enclosed with clipped mixed hedging offering shelter and seclusion.



GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.

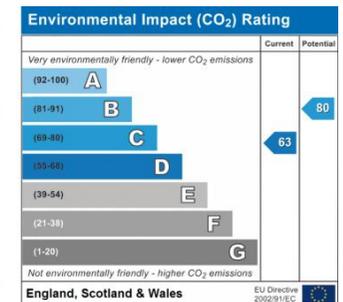
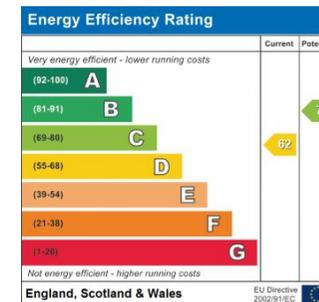


1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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