



8 Catkin Way
Haywards Heath, RH16 3TU



Mark Revill & Co

8 Catkin Way Haywards Heath, RH16 3TU

£525,000

This excellent detached family house offers bright, spacious and well-designed accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This delightful home incorporates 4 bedrooms, en suite shower room to the main bedroom, family bathroom, downstairs cloakroom, good size double aspect sitting and dining room and an extremely spacious well fitted kitchen/breakfast room. There is an integral garage with an electronically operated roller door approached by a wide block paved drive offering parking for 2-3 vehicles and the attractive rear garden is arranged on two levels with a wide paved sun terrace with steps leading to a level lawn enclosed by well stocked herbaceous borders.

Catkin Way is a small cul-de-sac lying immediately off Beech Hill in this much favoured location just a short walk to the well regarded Northlands Wood Primary School, Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes).



The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, whilst Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Hall Approached by attractive double glazed replacement composite panelled front door. Built-in shallow storage cupboard (formerly a door to the garage). Stairs to first floor.

Cloakroom White suite comprising close coupled wc and corner basin with single lever mixer tap, tiled splashback. Double glazed window. Radiator. Vinyl flooring.

Sitting and Dining Room 15'9" x 12'3" (4.80m x 3.73m)

Sitting Room Contemporary polished stone fireplace and hearth with fitted live flame coal effect gas fire. TV aerial point. 2 wall light points. 2 radiators. Opening to:

Dining Room Radiator. Double glazed sliding doors to rear garden.

Kitchen/Breakfast Room 13'11" x 12'6" (4.24m x 3.81m) Well fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers, wine rack and slimline **dishwasher** beneath. Recess for cooker with concealed extractor hood over. Range of wall cupboards including glazed cabinet. Matching worktop, cupboards and drawers beneath. Further worktop with inset stainless steel sink, cupboard and appliance space with plumbing for washing machine under. Wall mounted Worcester gas boiler. Space for tall fridge/freezer. Good size understairs cupboard. Ample space for breakfast table. Double glazed window. Radiator. Part tiled walls. Vinyl flooring. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 15'8" x 8'5" (4.78m x 2.57m) Good size built-in storage/wardrobe cupboard with hanging rail. 2 double glazed windows. Radiator. Door to:

En Suite Shower Room White suite comprising fully tiled glazed shower cubicle with Mira fitment, inset basin with mixer tap, cupboard under, long adjacent shelf, wc with concealed cistern. Wall mounted convector heater. Extractor fan. Large wall mirrors. Ceiling downlighters.

Bedroom 2 9'9" x 8'9" (2.97m x 2.67m) Double glazed window. Radiator.

Bedroom 3 12'6" x 7'7" (3.81m x 2.31m) Double glazed window. Radiator.

Bedroom 4 8'8" x 6'8" (2.64m x 2.03m) Double glazed window. Radiator.

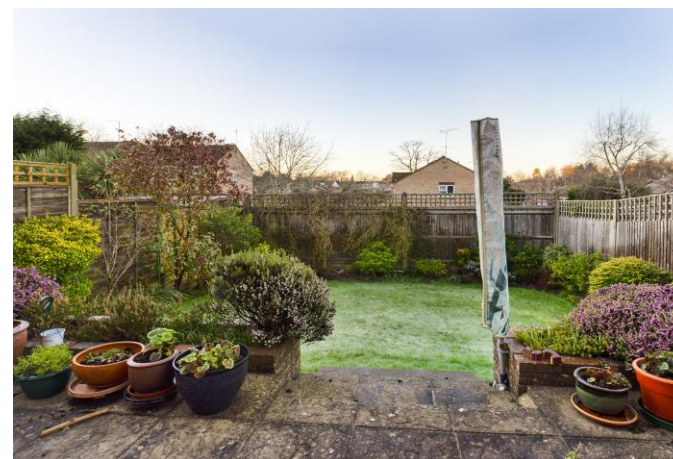
Family Bathroom White suite comprising bath with mixer tap and shower attachment, independent New Team shower over, pedestal basin with mixer tap, close coupled wc. Small strip light/shaver point. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

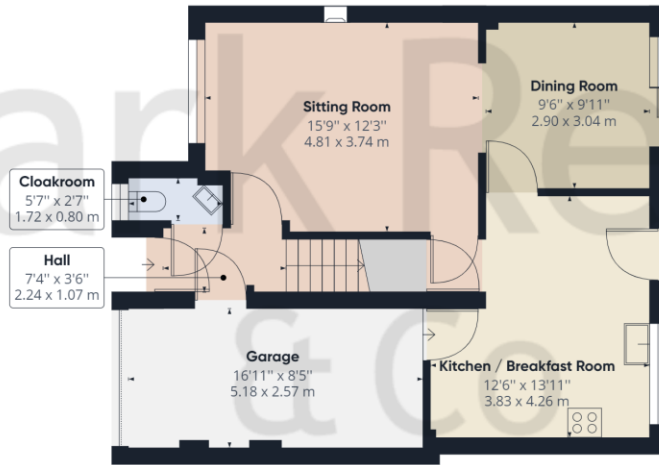
Integral Garage Electronically operated roller door. Light and power. Rear door to kitchen.

Wide Block Paved Drive Offering parking for 3 vehicles.

Attractive West Facing Rear Garden About 40 feet (12.19m) in length. Arranged with a wide paved sun terrace adjacent to the house with central steps, flanked by brick flower planters planted with heathers to level lawn enclosed by well stocked herbaceous borders containing a wide variety of flowers, plants and shrubs including clematis, jasmine, lavender, hebe, etc. The garden is fully enclosed by close boarded fencing with trellis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

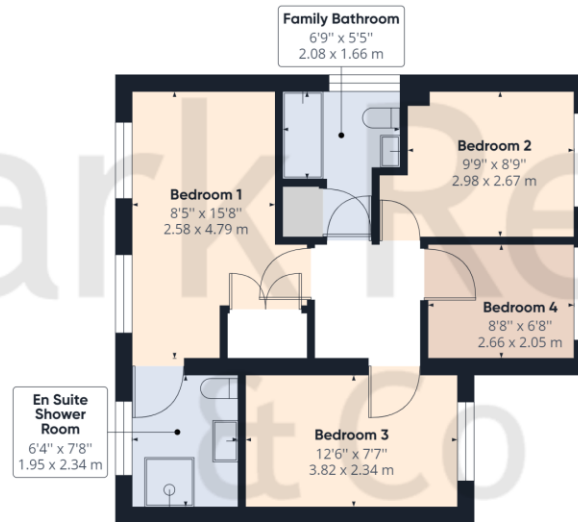


Ground Floor Building 1

Approximate total area⁽¹⁾

1149.65 ft²

106.81 m²



Floor 1 Building 1

(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.

GIRAFFE360

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.

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

haywardsheath@markrevill.com

