



**57 Turners Mill Road**  
Haywards Heath, RH16 1NW

■ ■ ■ Mark Reville & Co

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**Guide Price £785,000 Freehold**

This delightful 4 bedroom detached house offers bright, spacious and modern accommodation throughout. The property has been extended to incorporate an entrance hall with pocket casement doors leading to a large open plan kitchen/dining room. The kitchen has white gloss units with a black granite worksurface, a modern island unit and is complete with integrated appliances including; full height fridge, under counter freezer, 2 ovens, 5 ring gas hob, microwave, dishwasher, washing machine and tumble dryer. There are patio doors from the dining area, a side door and pocket casement doors leading to a gorgeous living room with bi-folding doors and electric Velux windows in the vaulted ceiling. To the other side of the hallway there is a triple aspect sitting room with gas fire and patio doors to the garden. Also, downstairs is a cloakroom and large understairs storage cupboard. Upstairs, there are 4 good sized bedrooms, a modern bathroom and the main bedroom is a particular feature with a walk-in wardrobe and en suite shower room. Outside, there is a large block paved driveway for parking for at least 4 vehicles, a recently converted wide garage with current planning permission to extend behind to add a bathroom and utility room. The large patio runs behind the house and leads to the south facing garden which is located to the side of the property, it is arranged with borders full of plants and shrubs. The property has the benefit of gas fired central heating from a combination boiler which is located in the loft space which services the radiators and underfloor heating in the kitchen/dining and living rooms, there are also double glazed windows throughout.



Turners Mill Road occupies a much favoured established location lying between Harlands Road and Penland Road just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School, Haywards Heath Sixth Form College, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all within the immediate vicinity, whilst Blunts Wood Nature Reserve is close at hand offering good local walks. The town centre is within easy reach offering a wide range of shops as is The Broadway with its array of restaurants whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.5 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

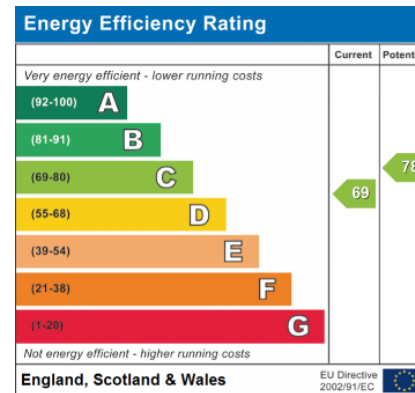






**Approximate total area<sup>(1)</sup>**  
 1660.87 ft<sup>2</sup>  
 154.3 m<sup>2</sup>

**Reduced headroom**  
 11.19 ft<sup>2</sup>  
 1.04 m<sup>2</sup>



(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 are based on RICS IPMS 3C standard.

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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.

143 South Road  
 Haywards Heath  
 West Sussex, RH16 4LY  
 01444 417714  
 Haywardsheath@markrevill.com

