



4 Fairfield Way
Haywards Heath, West Sussex. RH16 1UT

4 Fairfield Way

Haywards Heath, West Sussex. RH16 1UT

£825,000

This exceptional detached house has been skilfully extended on two floors creating a truly stunning family home extending to 2382 sq.ft (221.3 sq.m). The bright, extremely spacious contemporary interior incorporates 5 bedrooms including a generous master suite (18'2 x 14'10) with walk-in dressing area and shower room, a family bathroom and shower room, a splendid double aspect sitting room, separate dining room and a stunning open plan kitchen with living room (over 34 feet in length), comprehensively fitted with a quality range of white high gloss fronted units with granite work surfaces and in addition there is a utility room and 2 downstairs wc's. The property has the benefit of gas central heating, double glazing, quality Karndean flooring to many rooms and low energy ceiling downlighters to the kitchen and bathrooms. There is a block paved drive and turning area to the front offering parking for 3 vehicles and the most attractive rear garden arranged with a wide paved sun terrace and level lawn and includes a timber built home office/summerhouse is fully enclosed with mature clipped hedges offering shelter and privacy.

Situated in this sought after established location lying immediately off Balcombe Road 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 a number of well regarded schools and colleges in the locality catering for all age groups whilst the Dolphin Leisure complex, Waitrose and Sainsbury's superstores are close by. Haywards Heath town centre is within easy reach offering a wide range of shops and The Broadway with its array of restaurants. The A23 lies 4.3 miles to the west providing a direct route to the motorway network, Gatwick Airport is 11.7 miles to the north and the cosmopolitan city of Brighton and the coast is 15.8 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Entrance Porch Most attractive stained glass leaded light composite front door to:

Spacious Hall Good size built-in coats/store cupboard with cupboard over. Understairs cupboard. Radiator. Stairs to first floor. Karndeian flooring.

Cloakroom Close coupled wc and pedestal basin with single lever mixer tap. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Fully tiled walls. Karndeian flooring.

Sitting Room 18'9" into bay x 13'9" (5.72m x 4.19m) A fine double aspect room with wide double glazed bay window to front. Contemporary polished stone fireplace with slate hearth, live flame coal effect gas fire. TV aerial point. 2 further double glazed windows. Radiator. Glazed panelled doors to:

Dining Room 13'2" x 11'7" (4.01m x 3.53m) 2 double glazed windows. Radiator.

Stunning Kitchen/Breakfast Room with Living Room 34'2" x 19'3" (10.41m x 5.87m) narrowing to 11' (3.35m). Comprehensively fitted with quality range of white high gloss fronted units with extensive granite work surfaces and splashbacks comprising inset stainless steel double bowl sink with flexi mixer tap, extensive L shaped work surfaces, range of cupboards, drawers and integrated **dishwasher** beneath. Built-in brushed steel **electric double oven**, **5 ring gas hob** and extractor hood over, tall storage unit. Excellent range of wall cupboards. Space for upright fridge/freezer. Island unit incorporating granite breakfast bar with cupboards beneath. TV aerial point. 3 radiators. Ceiling downlighters. Karndeian flooring. Double glazed bi-fold doors providing access to rear garden.

Utility Room 11'8" plus door recess x 7'3" (3.56m x 2.21m) Inset stainless steel bowl and a half sink with mixer tap, cupboards and appliance space with plumbing for washing machine under. 2 wall cupboards. Airing cupboard housing Worcester gas boiler and unvented hot water cylinder. Ceiling downlighters. Double glazed window. Part tiled walls. Karndeian flooring. Double glazed door to outside.

Separate WC Close coupled wc and basin with single lever mixer tap (presently utilised as a large shelved storage cupboard).

FIRST FLOOR

Landing Hatch to loft space. Radiator.

Bedroom 1 18'2" x 14'10" (5.54m x 4.52m) Walk-in **dressing area** with hanging rails, shelving and light point. Double glazed window. 2 radiators. Double glazed door to **Juliet Balcony** overlooking rear garden.

En Suite Shower Room Fully tiled shower with Mira thermostatic fitment, basin with single lever mixer tap, cupboards and drawers beneath, tiled splashback and mirror fronted cupboard over, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Electrically heated Karndeian flooring.

Bedroom 2 13'8" x 12'3" (4.17m x 3.73m) Double glazed window. Radiator.

Bedroom 3 10'9" x 10'5" (3.28m x 3.18m) Door to good size eaves storage. Double glazed window. Radiator.

Bedroom 4 13'0" x 9'7" (3.96m x 2.92m) plus door recess. TV aerial point. Double glazed window. Radiator.

Bedroom 5 9'9" x 9'4" (2.97m x 2.84m) Double glazed window. Radiator.

Shower Room Fully tiled glazed shower with Mira thermostatic fitment, close coupled wc, basin with single lever mixer tap and drawers beneath, tiled splashback and mirror over. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Electrically heated Karndeian flooring.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with single lever mixer tap, close coupled wc. Heated ladder towel warmer/radiator. Shaver point. Extractor fan. Double glazed port hole window. Fully tiled walls. Electrically heated Karndeian flooring.

OUTSIDE

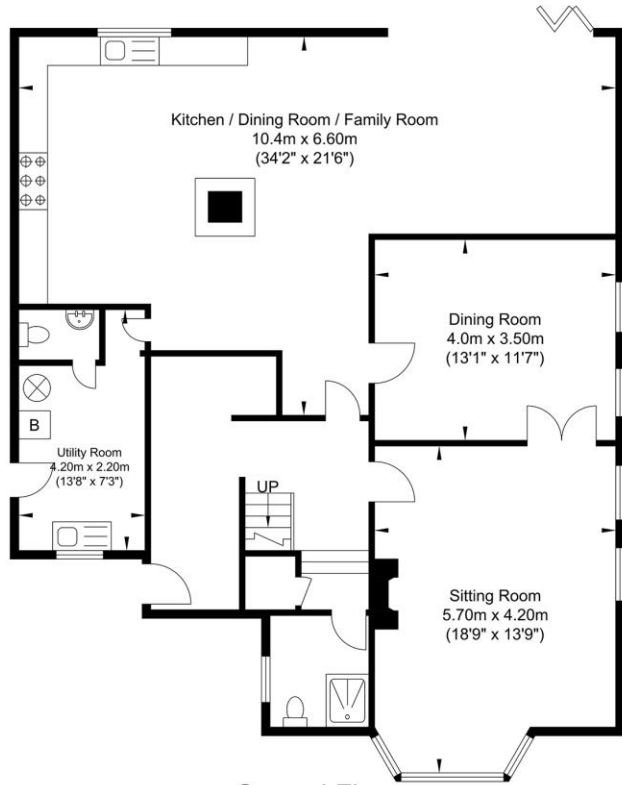
Block Paved Drive and Turning Area Offering parking for 3 vehicles.

Front Garden Neatly laid to lawn with evergreen, slate filled border containing a variety of shrubs including hydrangea, fuchsia etc. The front is screened by clipped privet, evergreen and red robin hedges.

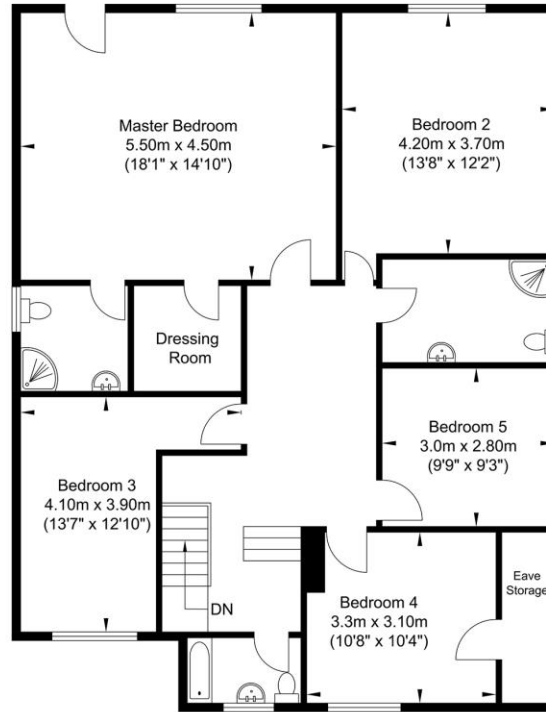
Most Attractive Rear Garden About 64 feet (19.51m) in length x 43 feet (13.11m) in width. Arranged with L shaped Indian stone paved sun terrace extending the width of the house opening to a well tended level lawn planted with a variety of shrubs and small trees including acer, laburnham, smoke bush, hydrangea etc. Timber built home **office/summerhouse** with internet and power points. **Timber shed** to the side. Outside lights and water tap. The garden is fully enclosed by tall clipped laurel, yew and evergreen hedges offering shelter and seclusion.



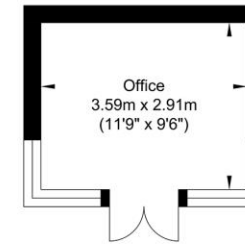
Fairfield Way, Haywards Heath



Ground Floor
Approximate Floor Area
1245.06 sq ft
(115.67 sq m)



First Floor
Approximate Floor Area
1166.59 sq ft
(108.38 sq m)

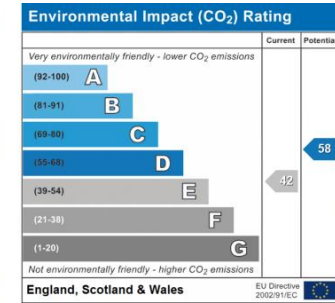
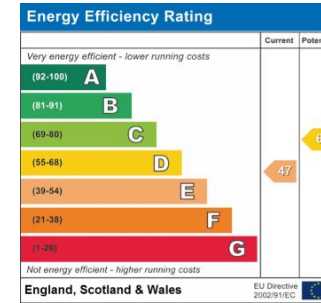


Approximate Floor Area
112.48 sq ft
(10.45 sq m)

Approximate Gross Internal Area = 231.75 sq m / 2494.53 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

Copyright GDImpact 2019



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

