



31 Lincoln Wood
Haywards Heath, West Sussex. RH16 1LH



Mark Revill & Co

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Guide Price £775,000

This excellent thoughtfully extended detached house offers extremely spacious and well designed family accommodation arranged over three floors. The bright and stylish interior incorporates 5 bedrooms, bathroom, shower room, a fine triple aspect sitting room, a splendid double glazed living/dining room and a superb comprehensively fitted kitchen/breakfast room complete with appliances. The house has the benefit of gas fired central heating and double glazing, there is an integral garage approached by a private drive plus a further drive and the most attractive rear garden enjoys a favoured southerly aspect extending to about 80 feet in length and is arranged with a wide paved and sheltered sun terrace with steps leading to a well kept lawn enclosed by borders planted with an abundance of colourful flowers and shrubs.

Situated in this sought after established location just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School is close at hand as is Warden Park School, whilst the Dolphin Leisure Centre, Sainsburys and Waitrose superstores are also in the vicinity. The town centre is within easy reach with its wide range of shops including The Broadway and 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 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south and the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Entrance Lobby Attractive composite replacement front door with double glazed screen. Quarry tiled floor. Opening to:

Hall Good size understairs storage cupboard, contemporary upright radiator. Wood block flooring. Stairs to first floor.

Cloakroom Close coupled wc and basin with single lever mixer tap. Double glazed window. Half tiled walls. Tiled floor.

Sitting Room 18' x 10'7" (5.49m x 3.23m) A fine triple aspect room with raised open fireplace with polished stone hearth. TV aerial point. 3 wall light points. 3 double glazed windows. Wood block flooring. Double glazed casement doors to:

Double Glazed Living/Dining Room 19'3" x 10'4" (5.87m x 3.15m) A splendid triple aspect room with double glazed vaulted ceiling. Karndean tiled effect flooring. 2 sets of double glazed casement doors to rear garden. Wide opening to:

Kitchen/Breakfast Room 21'8" x 9'2" (6.60m x 2.79m) plus deep door recess. Comprehensively fitted with a quality range of white high gloss fronted units with wood grain effect laminate work surfaces and upstands comprising inset bowl and a half sink with mixer tap, extensive work surfaces extended to form peninsula unit with range of cupboards, drawers, integrated AEG **fridge** and Zanussi **dishwasher** under. Fitted AEG **5 ring halogen hob**, glass splashback and brushed steel extractor hood over flanked by wall cupboards. Built-in AEG brushed steel **electric double oven**, cupboard under and over. Walk-in shelved larder with double glazed window. Upright radiator. Double glazed window. Karndean tiled effect flooring. Door to garage.

FIRST FLOOR

Landing Large double glazed window. Radiator.

Bedroom 2 14' x 10'8" (4.27m x 3.25m) Double aspect. Fitted triple wardrobe. Door to eaves storage. 3 double glazed windows. Radiator.

Bedroom 3 10'3" x 9'4" (3.12m x 2.84m) Built-in double wardrobe, cupboards over. Double glazed window. Wood effect laminate flooring.

Bedroom 4 9'5" into recess x 9'2" (2.87m x 2.79m) Good size understairs wardrobe/storage cupboard. Double glazed window. Radiator.

Bathroom Contemporary white suite comprising bath with centrally mounted mixer tap, independent shower over with overhead and hand held fittings, glazed screen, basin with single lever mixer tap, cupboard under. Good size built-in shelved linen cupboard. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Electrically heated tiled floor.

Separate WC Close coupled suite, basin with single lever mixer tap. Double glazed window. Half tiled walls. Tiled floor.

TOP FLOOR

Landing Double glazed window.

Bedroom 1 11' x 10'6" (3.35m x 3.20m) Double aspect. Fitted double wardrobe adjoining shelved cupboard. 2 double glazed windows. Velux window. Radiator.

Bedroom 5 10'6" x 8'4" (3.20m x 2.54m) Double aspect. Fitted double wardrobe, adjoining shelved cupboard. Double glazed window and velux window. Radiator.

Shower Room White suite comprising fully tiled glazed shower with overhead fitment, basin with single lever mixer tap, cupboard under, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed velux window. Part tiled walls. Electrically heated tiled floor.

OUTSIDE

Integral Garage 16'9" x 9'1" (5.11m x 2.77m) maximum. Double doors. Light and power points. Wall mounted Glow worm combination gas boiler. Eaves storage space. Plumbing for washing machine. Approached by a **block paved drive**. Further **block paved drive**.

Front Garden Laid to lawn with colourful flower shrub beds and borders, steps to front entrance.

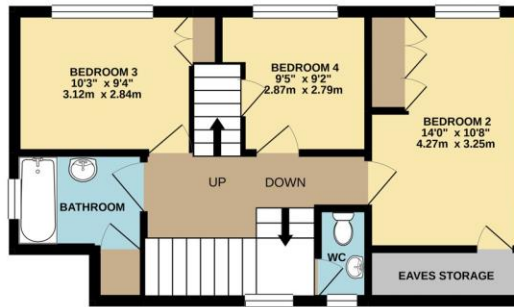
Lovely South Facing Rear Garden About 80 feet (24.38m) in length. Arranged with a paved sun terrace extending the width of the house with red brick retaining wall, steps to a good size lawn with colourful borders and beds planted with a wide variety of colourful flowers and shrubs with apple, palm, oak and evergreen trees. Raised timber seating area. **Timber garden shed**. Brick built stores. Outside light. Water tap and power point. Access from either side of the house with gate.



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.

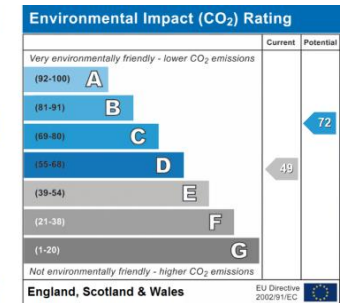
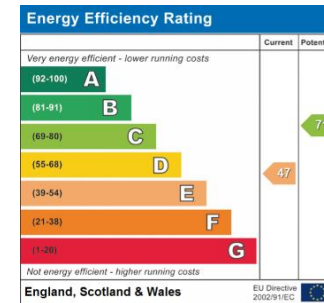


2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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