



7 Downsview Drive
Wivelsfield Green, Sussex. RH17 7RN



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£425,000

This attractive detached bungalow has been substantially extended to create spacious accommodation which has the benefit of gas fired central heating, double glazed replacement windows and solar panels for the supply of domestic hot water. The property is in need of complete modernisation and redecoration and comprises 3 bedrooms, 2 shower rooms (one en suite), 2 good size reception rooms and a kitchen. There is a car port approached by a private drive and the rear gardens extend to about 60 feet in length x 37 feet in width arranged with a paved terrace, lawn and a large enclosed area formerly believed to be an aviary.

Situated in this much favoured village location close to a well regarded primary school, local shop/post office, pub/restaurant, village hall and there are several footpaths in the vicinity offering a natural venue for countryside walking. Haywards Heath is about 3 miles to the north, Burgess Hill 3.8 miles to the west and Lewes 8.8 miles to the south all of which offer a wide range of shops, an array of restaurants, a modern leisure complex, several superstores and a mainline railway station (Haywards Heath to Victoria/London Bridge 42-



45 minutes). Gatwick Airport is about 17 miles to the north, the cosmopolitan city of Brighton and the coast is less than 13 miles distant whilst the South Downs National Park is within a short drive.

GROUND FLOOR

Entrance Hall L shaped. Built-in airing cupboard housing pre-insulated hot water cylinder and shelving. Radiator. Tiled floor.

Sitting Room 16'2" x 12'2" (4.93m x 3.71m) Tiled fireplace and hearth with fitted gas fire. TV and FM aerial points. 2 wall light points. Double glazed window. Radiator.

Bedroom 2 12'7" x 11'8" (3.84m x 3.56m) Double glazed window. Radiator.

Bedroom 3 10'11" x 9'2" (3.33m x 2.79m) Double glazed window. Radiator.

Shower Room Fully tiled walls. Walk-in shower with Aqualisa fitment and glazed screen, basin with cupboard under, adjacent cupboard. Double glazed window. Tiled floor.

Separate WC Low level suite. Extractor fan. Fully tiled walls.

Kitchen 9'4" x 7'11" (2.84m x 2.41m) Stainless steel double drainer sink with mixer tap, adjacent work surfaces, cupboards, drawers and appliance space under. Fitted Bosch brushed steel **4 ring gas hob** with filter hood over. Range of wall cupboards, further wall cupboards. Tall shelved larder unit. Wall mounted Worcester gas boiler.

Inner Hall 9'3" x 9'2" (2.82m x 2.79m) Double glazed window. Part tiled walls. Range of high level cupboards. Fitted bench seat incorporating storage. Radiator. Tiled floor.

Bedroom 1 12'3" maximum x 11'1" (3.73m x 3.38m) 2 fitted double wardrobes with mirror doors, adjacent cupboard, shelf and cupboard over, further recessed double wardrobe with mirror doors. Double glazed window. Radiator.

En Suite Shower Room Fully tiled walls. Glazed shower with Triton electric fitment, wc with concealed cistern, basin with cupboard under, mirror and strip light/shaver point over. Mirror fronted cabinet. Xpelair extractor fan. Glass shelf. Radiator. Tiled floor.

Living Room 16'6" x 11' (5.03m x 3.35m) Fireplace surround with fitted live flame coal effect gas fire. Arched shelved display recess. TV/FM aerial points. Double glazed window. Radiator. Double glazed sliding door to rear garden.

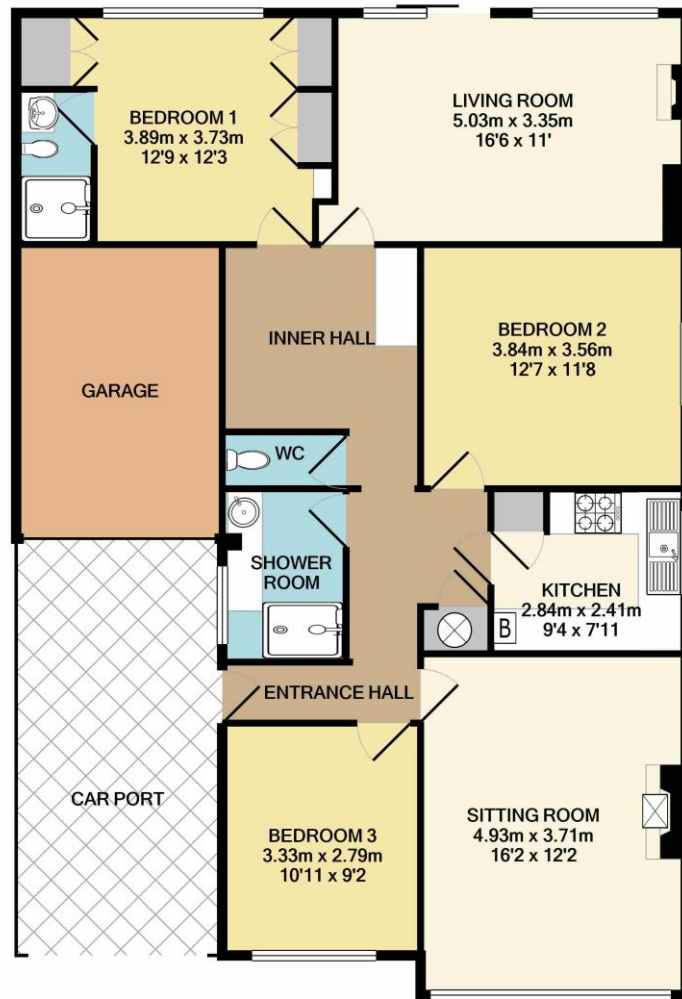
OUTSIDE

Car Port Approached by **private drive**.

Front Garden Arranged with central heather bed with gravelled surround and enclosed by heather borders.

East Facing Rear Garden About 60 feet (18.29m) in length x 37 feet (11.28m) in width. Arranged with partially covered paved sun terrace adjacent to the bungalow enclosed by decorative walls, central rose clad arch with wrought iron gates to level lawn with paved path and flanked by raised paved patios. Gate to enclosed aviary and **timber shed** with paved floor. Outside light and power point. Side access with gate.





TOTAL APPROX. FLOOR AREA 114.7 SQ.M. (1235 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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