



22 Sergison Close
Haywards Heath, RH16 1HU



Mark Revill & Co

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Guide Price £650,000

This attractive detached family home has been skilfully extended and enlarged to provide generous accommodation having the benefit of gas fired central heating and double glazing. This fine home incorporates an open plan sitting and dining room with feature wood burner, a good size home office/family room (formerly the garage), a well fitted kitchen complete with appliances, 4 bedrooms, en suite shower room to the main bedroom and a luxury refitted family shower room. To the front there is a wide block paved drive offering parking for 2 vehicles and the most attractive rear garden has been professionally landscaped with a wide paved sun terrace adjacent to the house opening to a raised level lawn, all of which is fully enclosed with close boarded fencing offering privacy and seclusion.

Situated in this sought after location 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 is within easy reach as is Warden Park Academy, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are also close at hand. The town centre is within easy reach offering a wide range of shops and includes The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the south coast is 15.4 miles 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

Canopy Covered Entrance Quarry tiled step. Outside light. uPVC panelled front door to:

Entrance Hall Built-in coats/storage cupboard. Double glazed window. Glazed paneled door to:

Fine Sitting/Dining Room 31'4" x 12'8" (9.55m x 3.86m) Triple aspect. Outlook to the front. Large window overlooking the rear garden. 2 radiators. TV aerial point. Engineered wood flooring. Feature cast iron wood burner with polished marble hearth. Ceiling downlighters. Tiled flooring in dining area.

Kitchen 12'9" x 9'1" (3.89m x 2.77m) Extensively fitted with attractive range of units, roll edge laminate worktops, Neff **induction hob, fan assisted electric oven** beneath, brushed stainless steel canopy over housing light and filter, glass splashback. 2 further cupboards, eye level cupboard above. Long worktop with plumbing for washing machine and dishwasher under, incorporating one and a half bowl stainless steel sink unit with chromium mixer tap, further cupboards and drawers beneath. Recess for upright fridge/freezer. Double glazed window. Ceiling downlighters. Tiled flooring. Door to outside and outlook over rear garden.

Inner Hall Radiator. Engineered flooring. Stairs to first floor.

Refitted Cloakroom White suite comprising close coupled wc, inset basin in concealed cistern. Double glazed window. Fully tiled walls and flooring.

Office/Family Room 13'9" x 8'1" (4.19m x 2.46m) Deep cupboard housing gas boiler for domestic hot water and central heating. Further deep shelved cupboard with gas meter. Tall shallow cupboard housing electric meter. Telephone point. Ceiling downlighters. Outlook to front.

FIRST FLOOR

L Shaped Landing Deep partly shelved wardrobe/storage cupboard. Airing cupboard with insulated hot water tank and slatted shelving. Hatch with pull down ladder to insulated loft space. Double glazed window.

Bedroom 1 12'10" x 10'7" (3.91m x 3.23m) TV aerial point. Double glazed window. Outlook to front. Radiator.

En Suite Shower Room Glazed and fully tiled shower cubicle with 'Triton' electric shower unit, glass shelf, basin with cupboard beneath, chromium monobloc tap, mirror and shelf over, close coupled wc. Extractor fan. Fully tiled walls. Tiled flooring. Ceiling downlighters.

Bedroom 2 13'7" x 8'11" (4.14m x 2.72m) Double glazed window. Radiator. Outlook to front.

Bedroom 3 11'5" x 9'8" (3.48m x 2.95m) Ceiling skylight. Double glazed window. Radiator.

Bedroom 4 9'2" x 8'11" (2.79m x 2.72m) Double glazed window. Radiator. Outlook to rear garden.

Refitted Family Shower Room Suite comprising large walk-in fully tiled and glazed shower with overhead rain water shower and hand fitment, large basin with cupboard beneath, monobloc tap, close coupled wc. Large illuminated wall mirror, shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Electrically heated wood effect tiled flooring.

OUTSIDE

Double Width Block Paved Drive Offering parking for 2 vehicles.

Front Garden Laid to lawn with paved patio. Gated access with paved pathways to both sides of the property with sensor security lighting.

Professionally Landscaped Rear Garden 38 feet (11.58m) x 35 feet (10.67m). Enjoying a secluded sunny westerly aspect, arranged as paved patio extending across the whole of the rear with 2 steps to a level lawn with sleeper retainers. Outside lighting on sensors. Water tap. Garden lighting surrounding the perimeter of the garden. Built-in store cupboard. Fully fenced on all sides offering privacy and seclusion.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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



Floor 1

Approximate total area⁽¹⁾

1428.23 ft²

132.69 m²

(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.

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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.

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