



29 Turners Mill Road
Haywards Heath, RH16 1NW



29 Turners Mill Road Haywards Heath, RH16 1NW

£625,000

This excellent detached house occupies a quiet yet convenient location on the much favoured west side of town. The bright, spacious and well presented accommodation has the benefit of gas central heating and double glazing and incorporates 3 good size bedrooms, a refitted bathroom with white suite, downstairs cloakroom, a fine sitting and dining room and a comprehensively fitted kitchen complete with appliances. There is a detached garage (over 21' in length) approached by a private block paved drive offering parking for 3 vehicles and the attractive level rear garden enjoys a favoured south westerly aspect arranged as lawn with paved sun terrace and pathways. There is excellent scope to create further bedroom accommodation in the loft space if desired (plans available), subject to obtaining the usual planning consents.

Situated in a small cul-de-sac in this highly desirable 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 and the Sixth Form College are in the immediate vicinity as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is close at hand offering a



wide range of shops and an array of restaurants whilst the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 12.5 miles to the north, the cosmopolitan city of Brighton is 15.8 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.

GROUND FLOOR

Hall Attractive part glazed composite panelled front door. Understairs cupboard. Double glazed window. Radiator. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, shelf over, recessed shelving under, basin with single lever mixer tap, tiled splashback. Double glazed window. Wood effect laminate flooring.

Sitting and Dining Room 24'3" x 11'6" (7.39m x 3.51m) A splendid triple aspect room enjoying an outlook to the front and over the rear garden. TV aerial point. 3 double glazed windows. 2 radiators. Double glazed French doors to sun terrace and garden.

Kitchen 12'6" x 8' (3.81m x 2.44m) narrowing to 6' (1.83m) Comprehensively fitted with an attractive range of high gloss fronted units with laminate work surfaces and upstands comprising inset stainless steel sink with flexi mixer tap, extensive adjacent work surfaces, cupboards, drawers and shelving. Plumbing for washing machine and dishwasher. Built-in Neff brushed steel **electric oven, 4 ring gas hob**, coloured glass splashback and brushed steel extractor hood over. Wall cupboard housing gas boiler, further corner and wall cupboards. Space for upright fridge/freezer. Built-in storage cupboard with pull out drawers. Double glazed window. Radiator. Ceiling downlighters. Wood effect laminate flooring.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window.

Bedroom 1 12'9" x 11'6" (3.89m x 3.51m) Double aspect. 2 fitted double wardrobes incorporating hanging rails, shelving and drawers. 2 double glazed windows. Radiator.

Bedroom 2 11'6" x 9'1" (3.51m x 2.77m) Double aspect. 2 built-in double wardrobes incorporating rails, shelving and drawers. 2 double glazed windows. Radiator.

Bedroom 3 10'1" x 8'1" (3.07m x 2.46m) Double aspect. Hatch to loft space. 2 double glazed windows. Radiator.

Bathroom Refitted with white suite comprising P shaped bath with mixer tap, independent shower over, curved glazed screen, wall mounted basin, close coupled wc. Heated ladder towel warmer/radiator. Shaver point. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

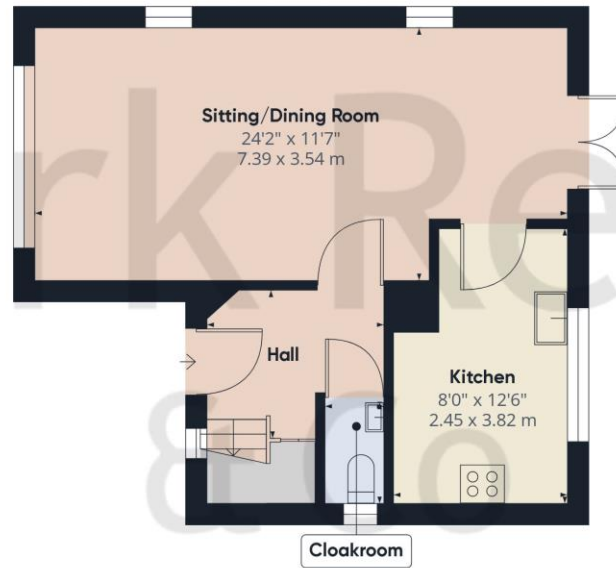
Detached Garage 21'1" x 8'11" (6.43m x 2.72m) Up and over door. Light and power points. Double glazed side door.

Block Paved Private Drive Offering parking for 3 vehicles. Outside light on the house and the garage.

Front Garden Neatly laid to lawn with stone filled borders. 2 Japanese acers. Young evergreens planted to the front boundary. Outside light. Gate to:

Attractive South West Facing Rear Garden About 35 feet (10.67m) in width x 20 feet (6.10m) in depth. Arranged as level lawn enclosed by natural stone paved sun terrace and path, flower and shrub borders. Stone filled area to the side. Outside light and water tap. The garden is fully enclosed by close boarded timber fencing and red brick wall.



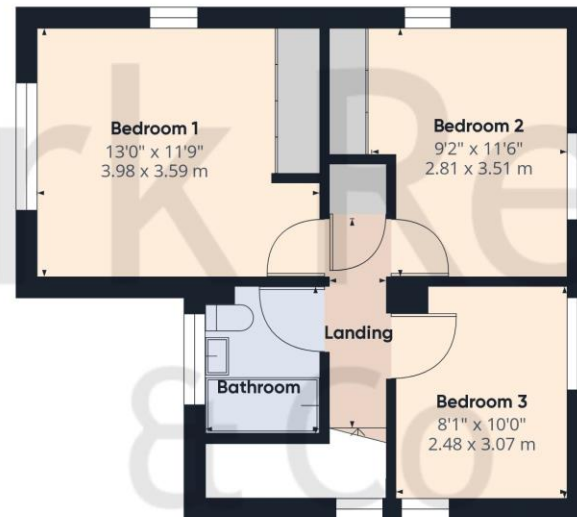


Ground Floor

Approximate total area⁽¹⁾

859.06 ft²

79.81 m²



Floor 1

(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.

GIRAFFE360

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



Mark Revill & Co