



12 Gatesmead
Haywards Heath, RH16 1SN

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Guide Price £800,000

This excellent detached house has been thoughtfully extended to create an extremely spacious family home. The bright and extremely well presented accommodation incorporates a splendid sitting room (20'9 x 17'1), a superb 23 foot comprehensively fitted kitchen with dining room complete with appliances, a good size family room/home office, 4 bedrooms including a very generous main bedroom with extensive range of wardrobes, en suite shower room plus a family bathroom. The property has the benefit of gas central heating and double glazed replacement windows throughout, there is a garage approached by a wide block paved drive offering parking for 4 vehicles and the most attractive professionally landscaped gardens extend to about 50 feet in width arranged with a diamond shaped level lawn, paved sun terraces and a fish pool.

Situated in this sought after established location just under 1 mile to the picturesque village of Lindfield which offers good local amenities and shops. Haywards Heath mainline station is 1 mile distant providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and there are several well regarded schools and colleges in the locality catering for all age groups. Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants in The Broadway, whilst the Dolphin Leisure centre, Sainsbury's and Waitrose superstores are all within the vicinity. The A23 lies about 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 16 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

Porch Attractive double glazed composite front door to:

Hall Good size built-in coats/store cupboard. Telephone point. Double glazed window. Contemporary vertical radiator. Wood effect Karndean flooring. Stairs to first floor.

Cloakroom White suite comprising close coupled wc and pedestal basin with single lever mixer tap. Double glazed window. Radiator. Tiled floor.

Sitting Room 20'9" x 17'1" (6.32m x 5.21m) Handsome fireplace with polished stone surround and slate hearth. TV aerial point. 2 wall light points. 2 double glazed windows. 2 radiators. Glazed panelled doors to:

Superb Kitchen with Dining Room 23' x 16'9" (7.01m x 5.11m) narrowing to 15'5" (4.70m). Comprehensively fitted with an attractive range of shaker style units with quartz work surfaces and upstands comprising inset stainless steel double bowl sink with mixer tap, adjacent L shaped work surface, cupboards, including bin storage, drawers, integrated Neff **dishwasher** and appliance space with plumbing for washing machine under. Built-in Neff brushed steel **electric double oven**, drawers under and cupboard over. Wall cupboards, one housing gas boiler. Island unit with contrasting quartz effect top incorporating brushed steel **4 ring gas hob** with brushed steel extractor fan over, pan drawers beneath. Large recess for American style fridge/freezer with recess over, flanked by tall shelved cupboard and pull out larder with wire baskets. Good size understairs storage cupboard. Double glazed velux skylight. 2 double glazed windows. 2 radiators. Wood effect Karndean flooring. Double glazed casement doors to rear garden. Further double glazed door to outside.

Home Office/Family Room 15'9" x 9'2" (4.80m x 2.79m) Door to garage. Telephone point. Radiator. Tiled effect Karndean flooring. Double glazed casement doors flanked by double glazed windows to rear garden.

FIRST FLOOR

Landing Good size built-in airing cupboard housing pre-insulated hot water cylinder with slatted shelving. Built-in shelved storage cupboard. Hatch with pull down ladder to loft space. Radiator.

Bedroom 1 17'2" x 11'6" (5.23m x 3.51m) Extensive range of built-in wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

En Suite Shower Room Fully tiled glazed shower with Aqualisa fitment, oblong basin with single lever mixer tap, cupboards and drawer under, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled floor.

Bedroom 2 12' x 8'8" (3.66m x 2.64m) Double aspect. 2 double glazed windows. Radiator. Wood effect laminate flooring.

Bedroom 3 10'8" x 7'3" (3.25m x 2.21m) Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 4 10'7" x 8'4" (3.23m x 2.54m) Double aspect. 2 double glazed windows. Radiator. Wood effect laminate flooring.

Family Bathroom White suite comprising bath with mixer tap, independent Aqualisa shower over, glazed screen, basin with mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Vinyl flooring.

OUTSIDE

Integral Garage 17'10" x 8'1" (5.44m x 2.46m) Up and over door. Gas and electric meters. Light point. Rear door to family room.

Double Width Drive Block paved. Offering parking for 4 vehicles.

Front Garden Laid to lawn with established rhododendron, slate filled border adjacent to the house. Gate to paved side access to:

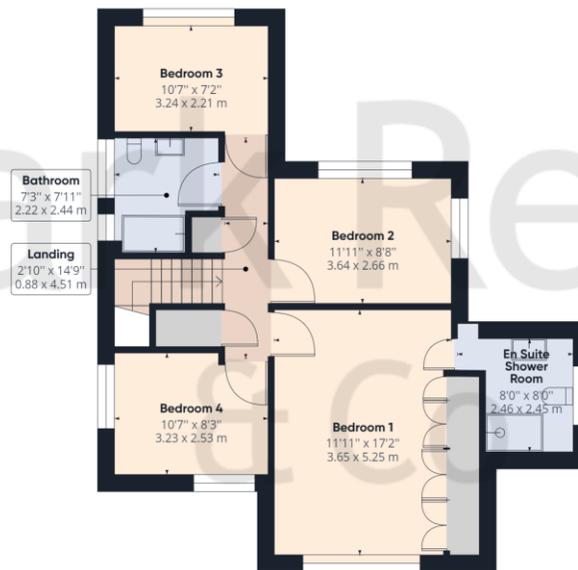
Most Attractive Rear Garden About 50 feet (15.24m) wide x 45 feet (13.72m) in length. Arranged on two levels with diamond shaped level lawn enclosed by brick paving, two paved sun terraces, fish pond and deep herbaceous bed containing a wide variety of plants and shrubs. Central steps to a lower level at the far end, bark filled with **timber shed**. The garden is fully enclosed by timber fencing, some clad with climbers, mature trees and hedges and at the far end bordering a small stream.





Ground Floor Building 1

Approximate total area⁽¹⁾
 1705.43 ft²
 158.44 m²



Floor 1 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	80
EU Directive 2002/91/EC			

(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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