



12 Gander Hill

Haywards Heath, West Sussex. RH16 1QX



Mark Revill & Co

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Price £550,000

This splendid 1928 bay fronted semi detached house of character was built and designed by the local renowned architect Harold G Turner. This charming home offers bright and well presented accommodation retaining many original features typical of this distinctive style including exposed ceiling timbers, a handsome open brick fireplace, a fine solid oak staircase and latched internal doors. The property has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates a fine double aspect sitting room with doors leading to the garden, an adjacent family room, well fitted kitchen opening to a superb double glazed conservatory/dining room and 3 good size bedrooms. There is a detached garage at the rear approached by a private block paved drive and the delightful well screened rear garden planted with a wide variety of established flowers, shrubs and small trees enjoys a favoured south easterly aspect. The house and garage roofs have been completely overhauled and the original tiles have been reinstated.

Situated on the corner with Summerhill Close in this highly sought after location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the immediate locality catering for all age groups, whilst the Dolphin Leisure complex,



Sainsbury's and Waitrose superstores are close at hand. Haywards Heath town centre is within easy reach with its wide range of shops and an array of restaurants as is the picturesque village of Lindfield with its historic High Street. The A23 lies 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.3 miles to the north and the cosmopolitan city of Brighton is just under 16 miles distant. Both Ashdown Forest and the South Downs are within a short drive offering a natural venue for countryside walking.

GROUND FLOOR

Entrance Porch Brick and quarry tiled step. Solid timber front door to:

Hall Useful understairs storage cupboard. Ample coat hanging space. 2 double glazed windows. Radiator. Solid oak staircase with decorative balustrade to first floor.

Sitting Room 19'0" x 11'5" (5.79m x 3.48m) narrowing to 8'1" (2.46m) A fine double aspect room with feature red brick open fireplace with semi circular hearth, display niches, solid timber mantle and fitted live flame coal effect gas fire. Exposed ceiling timbers, red brick frieze and picture rail. 3 double glazed windows and double glazed casement doors to rear garden. Wide opening to:

Family Room 12' x 10' (3.66m x 3.05m) Double aspect. 2 double glazed windows. Radiator. Stable latched door to:

Kitchen with Double Glazed Conservatory/Dining Room

Kitchen 11'2" x 6' (3.40m x 1.83m) Comprehensively fitted with attractive range of units comprising inset enamel sink with mixer tap, adjacent work surfaces, cupboards, drawers and wine rack beneath. Recess for cooker with gas and electric points, concealed extractor hood over. Range of wall cupboards and shelved unit. Plumbing for dishwasher. Serving archway with pelmet over. Part tiled walls. Opening to:

Double Glazed Conservatory/Dining Room 15'10" x 8'8" (4.83m x 2.64m) Double glazed on three sides with polycarbonate ceiling. Fitted worktop with cupboards, drawers, shelving and plumbing for washing machine beneath. Glazed wall unit and shelving. 6 wall light points. Radiator. Vinyl flooring. Double glazed door to outside.

FIRST FLOOR

Split Level Landing Electric meters.

Bedroom 1 13'7" into bay x 11'6" (4.14m x 3.51m) Wide double glazed bay window overlooking the rear garden. Range of fitted wardrobes with cupboards over. Hatch to loft space. Radiator.

Bedroom 2 12'6" x 9'2" maximum (3.81m x 2.79m) Fitted double wardrobe with cupboard over. Airing cupboard housing Worcester Bosch gas boiler (installed January 2018), pre-insulated hot water tank and slatted shelving. Fitted corner desk unit with adjacent top, drawers beneath. Extensive range of fitted book/display shelving to two walls, glazed eye level cabinet and adjacent corner shelved unit. 2 double glazed windows. Radiator.

Bedroom 3 12'3" x 8'2" (3.73m x 2.49m) plus 3'2" (0.97m) recess. Fitted double wardrobe with cupboard over, pedestal wash hand basin with tiled splashback. 2 double glazed windows. Radiator.

Bathroom White suite comprising panelled bath with Aqualisa mixer tap and shower attachment, tiled surround, wash hand basin with cupboard beneath, tiled splashback, low level wc. Storage cupboard. Wall mounted Dimplex electric convector heater. Double glazed window. Radiator. Vinyl flooring.

Separate WC Low level suite. Double glazed window. Vinyl flooring.

OUTSIDE

Front Garden Laid to lawn with established beds and borders planted with a variety of shrubs and small trees including camellia, evergreen etc. Paved pathways. The garden is fully enclosed by a mature beech hedge to party and front boundary, mature hazel tree and clipped mixed hedge to the side.

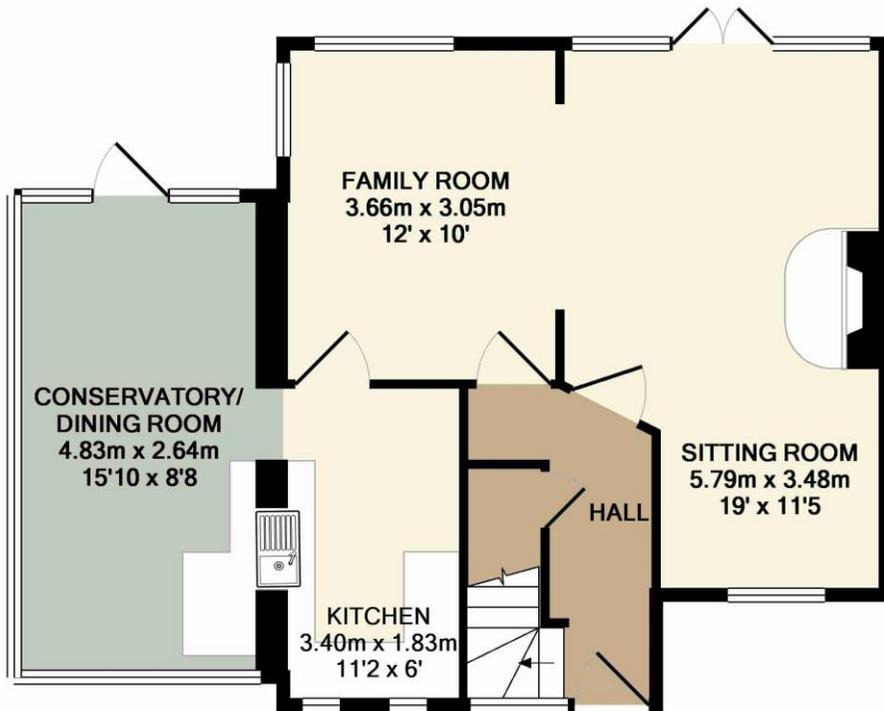
Lovely South East Facing Rear Garden About 45 feet (13.72m) in length x 36 feet (10.97m) in width. Attractively arranged with a recently paved sun terrace and seating area adjacent to the house with mature wisteria and climbing roses opening to a well kept lawn with deep herbaceous borders containing a wide variety of colourful flowers and shrubs including lavender, acer, stocks, hydrangeas and bay tree. The garden is fully enclosed by a tall mixed hedge, brick wall and fencing. Wooden gate to:

Private Block Paved Drive

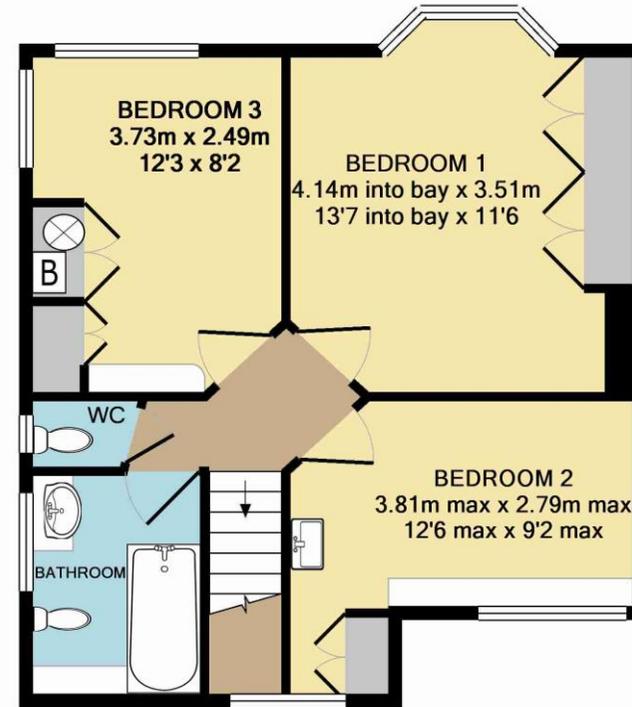
Detached Brick Built Garage 16'7" x 9'1" (5.05m x 2.77m) Tiled roof. Up and over door. Light and power points.

Note: The owners are members of Summerhill Close Residents Association and pay £125 towards the road maintenance.





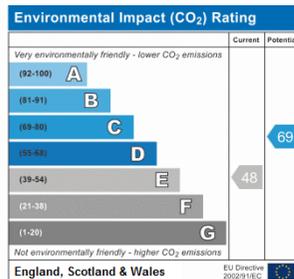
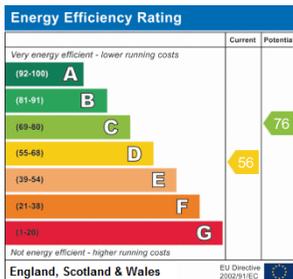
GROUND FLOOR
APPROX. FLOOR
AREA 57.6 SQ.M.
(620 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.9 SQ.M.
(472 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.5 SQ.M. (1092 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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