



Braeside

Fox Hill, Haywards Heath, West Sussex. RH16 4QY



Mark Revill & Co

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Guide Price £700,000

Braeside is an individual detached family residence imaginatively extended to create extremely generous ground floor accommodation. This splendid home has the benefit of zoned gas fired central heating, double glazed replacement windows throughout and solar panels both supplying the hot water supply and generating electricity together with a tax free income from the feed in tariff. The property incorporates 4 bedrooms (one on the ground floor), an extremely spacious first floor family bathroom, ground floor shower room and separate wc, superb living room with feature single pitch ceiling incorporating a range of double glazed velux windows, bi-fold doors to the garden with opening to a sitting and dining room, good size study and a particular feature is the superb bespoke kitchen comprehensively fitted with hand painted solid wood units incorporating a range of appliances and in addition there is a utility room. A car port is approached by a private drive offering parking for 3-4 vehicles and the delightful west facing rear garden fully enclosed by established trees and shrubs offering shelter and seclusion includes a timber home office/workshop.

Occupying a much favoured edge of town location within walking distance of a Sainsbury's Local and Princess Royal Hospital. Haywards Heath town centre is close at hand with its wide range of shops, an array of restaurants and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several highly regarded schools both state and private in the locality and the town has several parks, a modern leisure complex, Sainsbury's and Waitrose superstores. The A23 is less than 6 miles to the



west via the bypass providing a direct route to the motorway network, Gatwick Airport is about 16 miles to the north and the cosmopolitan city of Brighton and the coast is just 13.5 miles distant. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby Double glazed door and windows. Ample coat hanging space. Radiator. Part glazed door to:

Hall Understairs cupboard with display recess over, further downstairs cupboard. Radiator with decorative cover. Engineered oak flooring. Stairs to first floor.

Study 10'5" x 8'11" (3.18m x 2.72m) Double aspect. 2 double glazed windows. Column radiator. Ceiling downlighters.

Sitting and Dining Room 29'5" x 14' (8.97m x 4.27m) narrowing to 10'7" (3.23m) A fine room with splendid polished stone fireplace and hearth with fitted multi-fuel burner. TV aerial point. Radiator. Engineered oak flooring. Wide opening to:

Living Room 20'8" x 14'0" (6.30m x 4.27m) A splendid room with range of double glazed skylights (upper lever are electrically operated) and double glazed bi-fold doors to rear garden. TV aerial point. Ceiling downlighters. Heated tiled floor.

Superb Kitchen/Breakfast Room 21'9" x 14' (6.63m x 4.27m) Comprehensively fitted with bespoke hand painted solid wood range of shaker style units with granite work surfaces and upstands comprising inset double enamel bowl with mixer tap and boiling water tap, extensive work surfaces, cupboards, integrated **dishwasher**, drawers, pan drawers, etc. beneath. Eye level butler unit with fold away doors and pull out shelf. Rangemaster **range cooker** incorporating 6 ring gas hob, 2 electric ovens and grill, large extractor hood over flanked by wall cupboards. Larder unit incorporating spice racks. Built-in **microwave oven**. Panasonic brushed steel American style **fridge/freezer**. Matching L shaped work surface with wine storage unit, **wine fridge**, cupboards and drawer beneath. Further range of wall cupboards and glazed cabinets over. Island unit with granite work surface, walnut cupboards and drawers beneath including bin storage. Recessed **flat screen TV**. Fitted corner bench seat incorporating storage. 3 double glazed velux windows. Ceiling downlighters. 2 double glazed windows. Heated tiled floor. Double glazed door to rear garden.

Utility Room 13'9" x 6'5" (4.19m x 1.96m) Inset stainless steel sink with mixer tap, adjacent oak work surfaces and upstands, cupboard, drawers and appliance space with **washing machine** and space for tumble dryer under. Space for upright fridge/freezer. Cannon **gas cooker** with brushed steel extractor hood over. Recessed storage shelf. Wall mounted Worcester gas boiler,

further high level open shelving. 2 double glazed velux windows. Ceiling downlighters. Heated tiled floor. Double glazed window and door to outside.

Family Room/Bedroom 4 12'3" x 8'5" (3.73m x 2.57m) Double aspect. Recessed television/monitor. Radiator. Ceiling downlighters.

Shower Room Fully tiled glazed shower with recess shelf and extractor fan, corner basin with single lever mixer tap, tiled splashback. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Heated tiled floor.

Separate WC Close coupled wc and basin. Double glazed window. Radiator. Half tiled walls. Ceiling downlighters. Tiled floor.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Double glazed window. Radiator.

Bedroom 1 11'10" plus wardrobes x 11'4" (3.61m x 3.45m) One wall fitted with excellent range of fitted wardrobes incorporating hanging rails and pull out shelving. Double glazed window. Radiator.

Bedroom 2 15'1" x 11'3" (4.60m x 3.43m) Excellent range of fitted wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

Bedroom 3 10'6" plus wardrobe recess x 8'3" (3.20m x 2.51m) Fitted double and single wardrobe with shelving. Double glazed window. Radiator.

Spacious Bathroom 16'5" x 8'4" (5.00m x 2.54m) White suite comprising bath with centrally mounted traditional mixer tap with telephone style shower attachment, fully tiled glazed shower with Aqualisa power fitment, 2 pedestal basins with mixer taps, close coupled wc. Range of fitted storage cupboards and drawers with display/storage top. Heated chromium towel warmer. Radiator. 2 double glazed windows. Ceiling downlighters. Fully tiled walls. Timber effect Amtico flooring.

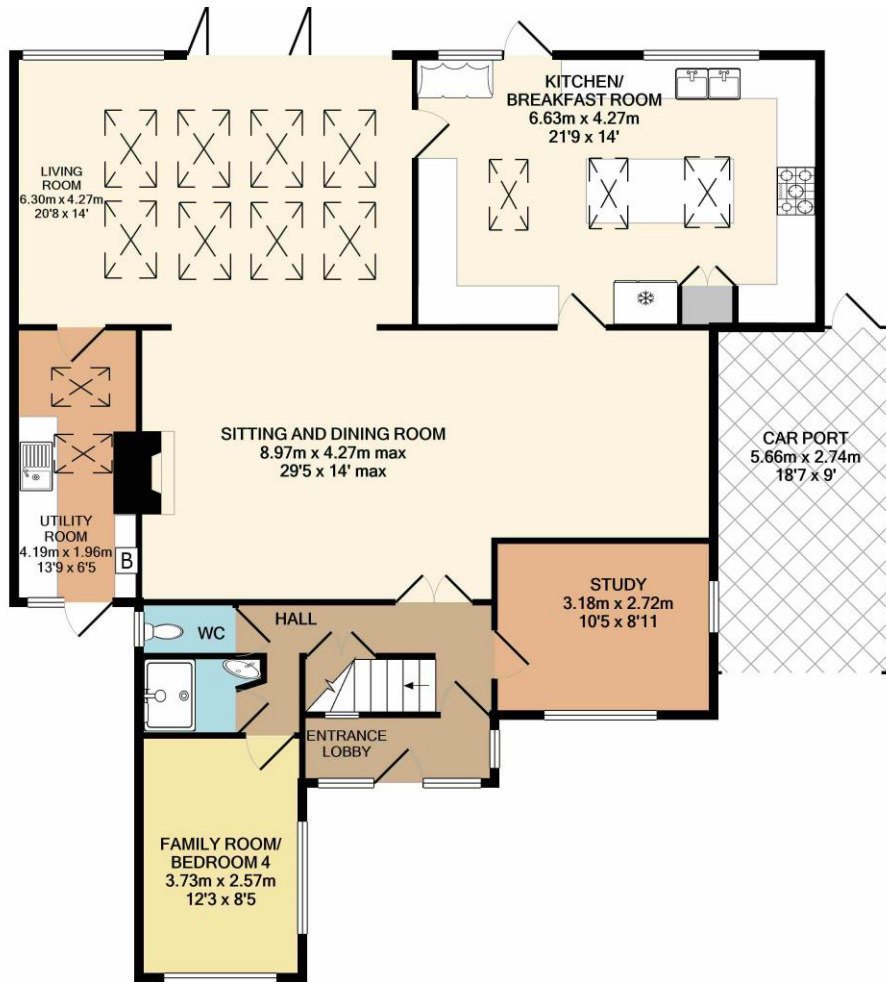
Note: There is excellent potential to create an en suite if desired.

OUTSIDE

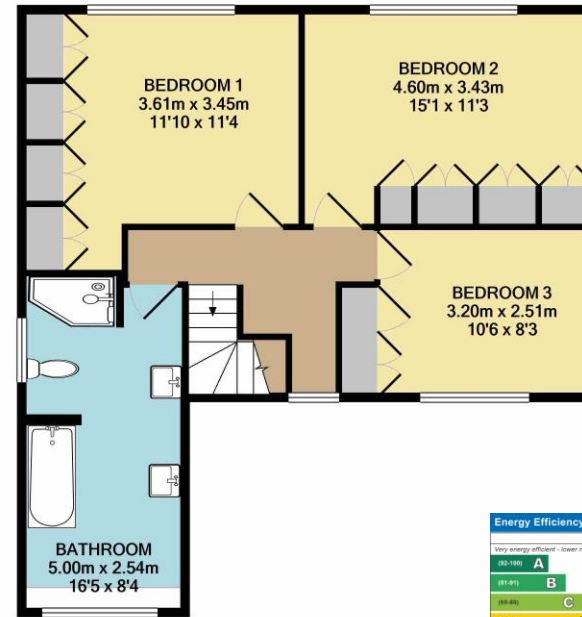
Car Port 18'7" x 9' (5.66m x 2.74m) Light point. Rear door.

West Facing Rear Garden About 43 feet (13.11m) in length. Arranged mainly as level lawn with L shaped paved sun terrace adjacent to the house, borders planted with a wide variety of trees, shrubs and bushes including magnolia, eucalyptus, evergreens etc. providing shelter and seclusion. **Timber built workshop/office** with light and power. Side access with door to car port.



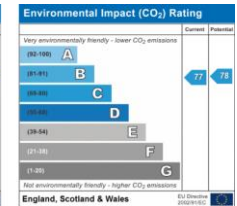
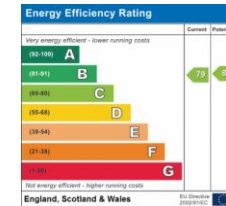


GROUND FLOOR
APPROX. FLOOR
AREA 129.2 SQ.M.
(1391 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 62.6 SQ.M.
(674 SQ.FT.)

TOTAL APPROX. FLOOR AREA 191.8 SQ.M. (2065 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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