



19 Fairfield Way
Haywards Heath, West Sussex. RH16 1UT



Mark Revill & Co

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Guide Price £750,000

This splendid detached house built about 60 years ago occupies a delightful position at the end of a quiet cul-de-sac enjoying delightful gardens extending to about 107 feet in width arranged mainly as lawns with large paved sun terrace which back onto open countryside. This excellent home has been thoughtfully extended creating extremely spacious family accommodation having the benefit of gas central heating, double glazed replacement windows throughout and solar panels (generating approximately £1,400 per annum tax free income from the feed in tariff plus free electricity generated). The property incorporates 4 bedrooms, 3 shower/bathrooms (2 en suite), a fine double aspect sitting room, superb triple aspect living room with study area and doors opening to the garden, spacious dining room and a comprehensively fitted kitchen with breakfast room. There is a detached garage approached by a private drive and there is excellent scope for further extension or enlargement if desired subject to obtaining the usual planning consents.

Situated at the end of this sought after road backing onto open countryside yet 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. There are a number of well regarded schools and colleges in the area catering for all age groups whilst the Dolphin Leisure complex, Waitrose and Sainsbury's superstores are close by. The town centre is within easy reach offering a wide range of shops as is The Broadway with its array of restaurants. The A23 lies 4.3 miles to the west providing a direct route to the motorway network. Gatwick Airport is 11.7 miles to the north and the cosmopolitan city of Brighton and the coast is 15.8 miles to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Porch Attractive uPVC double glazed leaded light panelled front door to:

Hall Good size understairs coats/store cupboard. Radiator. Stairs to first floor.

Cloakroom Low level wc, basin with tiled splashback. Wall light point. Double glazed port hole window. Radiator.

Sitting Room 20'1" into bay x 12'11" (6.12m x 3.94m) into recess. A fine double aspect room with deep recess and double glazed bay window to front. Contemporary limestone fireplace and hearth with live flame log effect gas fire. 2 further double glazed windows. 2 radiators. Archway to dining room. Glazed panelled doors to:

Living Room with Study Area 21'10" x 14'7" (6.65m x 4.45m) A delightful triple aspect room with wide double glazed bay window incorporating double glazed casement doors opening to the rear garden. Bespoke desk unit with cupboards under, adjacent cupboard and drawer unit with open book shelving over. TV aerial point. 2 wall light points. 2 double glazed velux skylight windows. 3 further double glazed windows. 2 radiators.

Dining Room 18' into recess x 8'2" (5.49m x 2.49m) widening to 10'2" (3.10m). Double glazed window. Radiator. Glazed panelled door to:

Excellent Kitchen 14'9" x 9'10" (4.50m x 3.00m) narrowing to 8' (2.44m). Comprehensively fitted with an attractive range of shaker style units with granite work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, integrated **washing machine** and **dishwasher** and carousel corner unit beneath. Rangemaster **range cooker** incorporating 5 ring gas hob, 2 ovens and grill with tiled splashback and brushed steel extractor hood over. Built-in brushed steel **microwave oven** and **plate warmer**, drawers beneath, cupboard over. Larder unit with pull out shelving. Good range of wall cupboards with concealed worktop lighting beneath. Tall recess ideal for fridge/freezer. 2 double glazed windows. Column radiator. Ceiling downlighters. Amtico wood effect floor. Glazed panelled door to outside.

Breakfast Room 10' x 9'7" (3.05m x 2.92m) Double aspect. Range of fitted units with beech work surface, cupboards and drawers beneath, open shelving flanked by glazed cabinets. Tall larder unit with pull out drawers, adjacent tall broom/storage cupboard. TV aerial point. Double glazed window. Column radiator. Amtico wood effect flooring. Double glazed door to outside.

FIRST FLOOR

Landing Hatch to loft space with pull down ladder. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window.

Bedroom 1 14' x 9'3" (4.27m x 2.82m) Plus large built-in double wardrobe with floor-to-ceiling sliding mirror doors. Radiator. Double glazed casement doors flanked by double glazed window to **Juliet Balcony**.

En Suite Shower Room Fully tiled glazed shower with Aqualisa fitment, recessed vanity unit with laminate top and upstands, inset basin, cupboard beneath, shaver point and small strip light over, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Amtico tiled effect flooring.

Bedroom 2 13'11" x 10'1" (4.24m x 3.07m) Double aspect. 3 double glazed windows. Radiator.

En Suite Shower Room Fully tiled glazed shower with Aqualisa fitment, basin with cupboards and drawers beneath, close coupled wc. Heated chromium towel warmer/radiator. Shaver point. Wall light point. Double glazed window. Tiled floor.

Bedroom 3 9'11" x 7'10" (3.02m x 2.39m) Double aspect. Fitted double wardrobe, cupboard over with louvre doors. 2 double glazed windows. Radiator.

Bedroom 4 10'10" x 6'9" (3.30m x 2.06m) plus open shelved recess. Hatch to loft space. Double glazed window. Radiator.

Bathroom Suite comprising bath with independent Triton shower over, pedestal basin. Heated chromium ladder towel warmer/radiator. Extractor fan. Part fully tiled walls.

Separate WC Low level suite.

OUTSIDE

Detached Brick Built Garage 17' x 8'11" (5.18m x 2.72m) Up and over door. Light and power points. Side door.

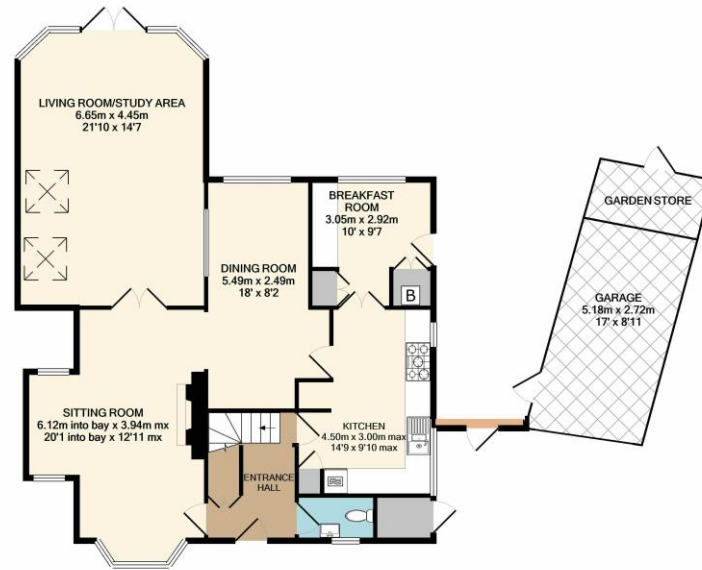
Adjacent Outhouse with light and power points.

Private Drive Offering parking for 2 vehicles.

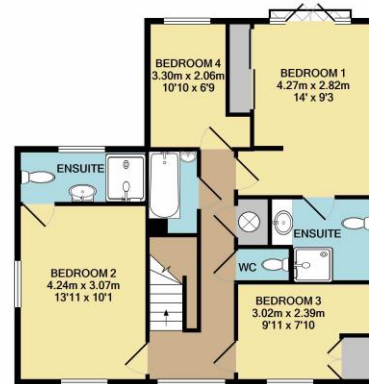
Front Garden Laid to lawn with central curved path and steps to entrance, borders planted with colourful flowers, shrubs and roses. Mature wisteria.

Beautiful Rear Garden Backing onto Open Fields Irregular shape. About 107 feet (32.61m) wide x 85 feet (25.91m) in depth. Arranged on two tiers with a good size area of level well tended lawn with block paved path and patio, flower border and raised herbaceous beds adjacent to the house, mature apple tree, further patio. Large paved sun terrace to one side with pergola clad with roses and clematis. Steps to a lower area bordering a small stream, arranged as lawn, raised shrub bed, herbaceous bed all enclosed by a variety of established shrubs and trees including firs and oak trees, rhododendrons etc. **Timber shed**. The garden is fully enclosed by a wall and clipped beech hedging to the party boundaries.





GROUND FLOOR
APPROX. FLOOR
AREA 95.9 SQ.M.
(1033 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 63.0 SQ.M.
(678 SQ.FT.)

TOTAL APPROX. FLOOR AREA 158.9 SQ.M. (1711 SQ.FT.)

While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, heights and volumes are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance only and should be used as a guide only. The prospective purchaser is advised to arrange their own survey and to check the boundaries of the property. The approximate floor areas are shown on the plan and should not be used as a guide. Please contact the agent for more information.

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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