



Kitani

39 Greenways, Haywards Heath, West Sussex. RH16 2DT



Mark Revill & Co

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Offers Invited for the Freehold

Kitani is a fine 1930's detached house of character in need of complete refurbishment offering an ideal opportunity for those who wish to remodel a home to their own specification. The property is set in delightful mature gardens extending at the rear to about 70 feet in length and offers excellent scope for extension or enlargement, subject to obtaining the usual planning consents. The property has the benefit of gas central heating and some secondary double glazing and incorporates 3 double bedrooms, bathroom, separate wc, a fine triple sitting room with handsome open fireplace, separate dining room/home office, kitchen, glazed brick garden room and a downstairs shower/cloakroom. There is an integral garage approached by a private natural stone paved drive offering parking for 4 vehicles and the gardens are planted with an abundance of established hedges and trees offering shelter and privacy.

Situated in this highly desirable private close lying immediately off West Common within an easy walking distance of Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups, Lindfield's picturesque High Street with its local amenities is close at hand as is Haywards Heath town centre with its wide range of shops and array of restaurants. The town also has a modern leisure centre, a Waitrose and Sainsbury's superstore and several parks. The A23 is just over 5 miles to the west



providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15 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

Attractive Porch Clad with mature wisteria. Oak pillars. Quarry tiled step. Solid oak panelled front door with wrought iron furniture to:

Reception Hall Telephone point. Radiator. Secondary double glazed window. Natural timber floor. Staircase to first floor.

Sitting Room 16'5" x 10'11" (5.00m x 3.33m) A fine triple aspect room with secondary double glazing. Handsome brick fireplace and hearth with fitted gas fire. 2 radiators. Picture rail. Glazed casement door to Garden Room.

Dining Room 12'9" x 9' (3.89m x 2.74m) Double aspect. Fitted double wardrobe, fitted desk/worktop, cupboards, drawers and storage space under. Range of tall wall cupboards. Door to boiler cupboard. 2 radiators. Picture rail. Glazed panelled casement door to rear garden.

Kitchen 9'11" x 8'11" (3.02m x 2.72m) Stainless steel sink with mixer tap, cupboards and drawer under, adjacent work surface, cupboards, drawers and appliance space under, comprehensive range of wall cupboards with cupboards over. Built-in shelved larder/broom cupboard, cupboard over. Walk-in boiler cupboard housing Worcester floor mounted boiler, shelving and quarry tiled floor. Part tiled walls. Vinyl flooring. Glazed panelled casement door to:

Garden Room 21'6" x 8' (6.55m x 2.44m) 2 radiators. Vinyl tiled floor. Part glazed door to garden. Door to:

Shower/Utility Room Shower with Triton fitment, close coupled wc, bidet, inset basin with cupboard under. Tall fitted shelved storage cupboard. Plumbing for washing machine. Wall mounted convector heater. Half tiled walls. Vinyl flooring.

FIRST FLOOR

Split Level Landing Three secondary double glazed windows with a central tall window at the top of the stairs. Hatch to loft space. Built-in airing cupboard housing pre-insulated hot water cylinder with slatted shelving.

Bedroom 1 13'9" plus dormer window x 10'11" (4.19m x 3.33m) Triple aspect. Range of fitted wardrobes with hanging rails and shelving, high level cupboards over. 2 radiators. Picture rail.

Bedroom 2 11'3" x 11' into wardrobe recess (3.43m x 3.35m) Double aspect. Large built-in double wardrobe, cupboard over with sliding doors incorporating hanging rail and shelving. Radiator. Picture rail.

Bedroom 3 10'5" plus dormer window x 10'3" (3.18m x 3.12m) Into wardrobe recess. Larger recessed double wardrobe with hanging rail and shelving, cupboard over. Radiator.

Bathroom White suite comprising bath with mixer tap, basin with cupboard under. Radiator. Electrically heated chromium towel warmer. Electric wall heater. Half tiled walls. Chequered vinyl flooring.

Separate wc Close coupled wc. Vinyl flooring.

OUTSIDE

Integral Garage 16'8" x 8'6" (5.08m x 2.59m) Double doors. Light and power points. Gas and electric meters. Water tap.

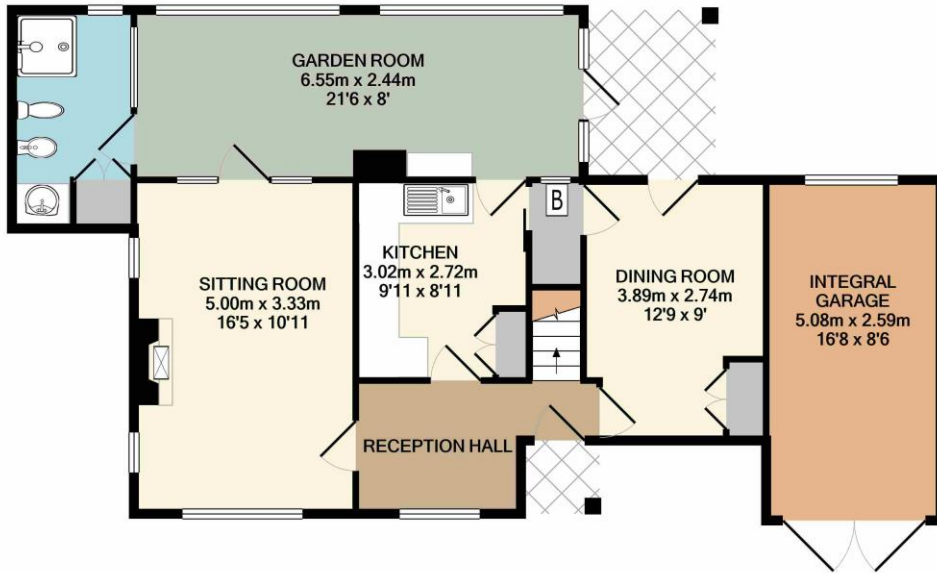
Private Drive Natural stone paved offering parking for 4 vehicles with wrought iron entrance gates.

Front Garden About 47 feet (14.33m) in depth. Arranged mainly as lawn with established shrubs and hedges including rhododendrons, pieris, evergreens, heather and mature wisteria to the front elevation. Established beech hedge to front boundary. Side access with wrought iron gate to:

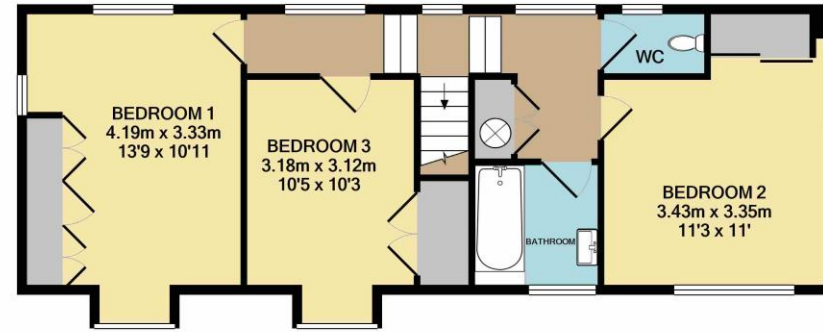
Delightful Rear Garden About 70 feet (21.34m) in length x 60 feet (18.29m) wide. Arranged as lawn planted with a variety of mature shrubs, plants, bushes, etc. **Timber shed/workshop** 14'5 x 6'10. Mature trees and shrubs to the rear boundary including magnolia, holly and evergreens providing shelter and privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR
APPROX. FLOOR
AREA 79.7 SQ.M.
(858 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 52.3 SQ.M.
(563 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.0 SQ.M. (1421 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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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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