



19 Quarry Hill

Haywards Heath, West Sussex. RH16 1NG



Mark Revill & Co

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Guide Price £650,000

This superb recently modernised and remodelled split level detached house offers bright, spacious and well designed accommodation arranged over three floors. This excellent home has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 4 bedrooms including a main suite with newly fitted shower and dressing room, separate shower room plus bathroom, a ground floor home office, fine sitting room with feature contemporary fireplace, a splendid newly fitted kitchen with dining room complete with oven, hob and dishwasher plus a utility room. There is a double width block paved drive to the front offering parking for 2 vehicles and a particular feature of the property is the lovely mature rear garden extending to about 100 feet in length backing onto woodland which forms part of Blunts Wood Nature Reserve.

Quarry Hill is a cul-de-sac occupying a much favoured location lying immediately off Blunts Wood Road just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and within the catchment area of the well regarded Harlands Primary School and Warden Park Academy catering for all age groups. The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand whilst the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies 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 just over 15 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.

ENTRANCE FLOOR

Hall Double glazed replacement composite front door. Built-in coats/store cupboard. Built-in slatted shelved linen cupboard. Double glazed window. Radiator with decorative cover. Stairs to ground and first floors.

Home Office 12'8" x 5'7" (3.86m x 1.70m) narrowing to 5' (1.52m). Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom White suite comprising bath with independent Victorian style shower with hand held and overhead rain water fittings, glazed screen, pedestal basin, wc. Double glazed window. Heated chromium towel warmer. Ceiling downlighters. Fully tiled walls. Tiled floor.

GROUND FLOOR

Sitting Room 16'1" x 13' (4.90m x 3.96m) Handsome contemporary fireplace with composite stone surround, polished stone hearth and real flame coal effect gas fire. TV aerial point. 2 radiators one with decorative cover. Wood effect laminate flooring. 2 double glazed casement doors to raised decking.

Excellent Kitchen/Dining Room 16'2" x 13' (4.93m x 3.96m) narrowing to 9'8" (2.95m) Refitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards, drawers, integrated **dishwasher** and wine rack beneath. Fitted **4 ring gas hob** with concealed extractor hood over, adjacent wall cupboard. Built-in **electric double oven**, drawers under and cupboard over. Matching worktop, drawers and bin storage under, further wall cupboards. Good size built-in storage cupboard. 2 additional wall cupboards. Radiator. Double glazed window. Wood effect laminate flooring. Double glazed casement door and tall window to rear garden.

Utility Room 9'8" x 8'8" (2.95m x 2.64m) maximum. Inset deep enamel sink, cupboard under, adjacent timber worktop, appliance space with plumbing for washing machine under. Wall cupboard housing Worcester gas boiler. Ample appliance space for fridge, freezer, etc. Heated chromium ladder towel warmer/radiator. Double glazed window. Tiled floor. Double glazed door to outside.

FIRST FLOOR

Landing Radiator with decorative cover. High level double glazed window.

Bedroom 1 13'3" x 9' (4.04m x 2.74m) Built-in wardrobe. Double glazed window. Radiator.

En Suite Shower Room Fully tiled glazed shower cubicle with hand held and overhead fittings, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Cupboard housing electric meter. Further built-in cupboard with trip switches. Extractor fan. Double glazed window. Fully tiled walls. Tiled floor.

Dressing Room Large fitted double wardrobe. 2 wall light points. High level double glazed window.

Bedroom 2 13'2" x 8'8" (4.01m x 2.64m) plus door recess. Built-in wardrobe. 2 double glazed windows. Radiator.

Bedroom 3 10' x 7' (3.05m x 2.13m) Double aspect. Built-in double wardrobe. 2 double glazed windows. Radiator.

Bedroom 4 10' x 7' (3.05m x 2.13m) Hatch with pull down ladder to loft space. Double glazed window. Radiator.

Shower Room Fully tiled walls, shower with rail and curtain, inset basin, close coupled wc. Wall cupboard. Double glazed window. Wood effect laminate flooring.

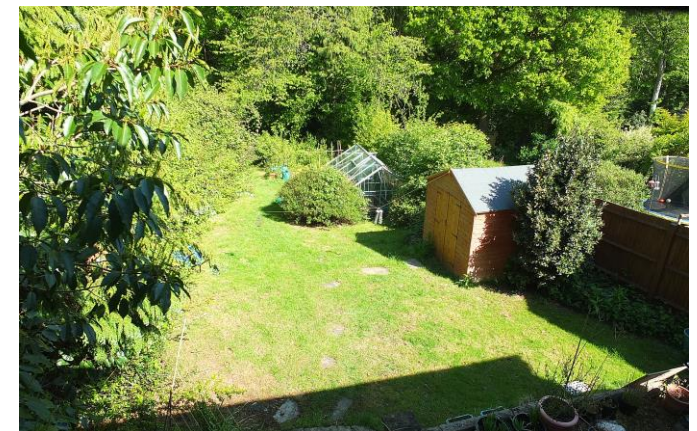
OUTSIDE

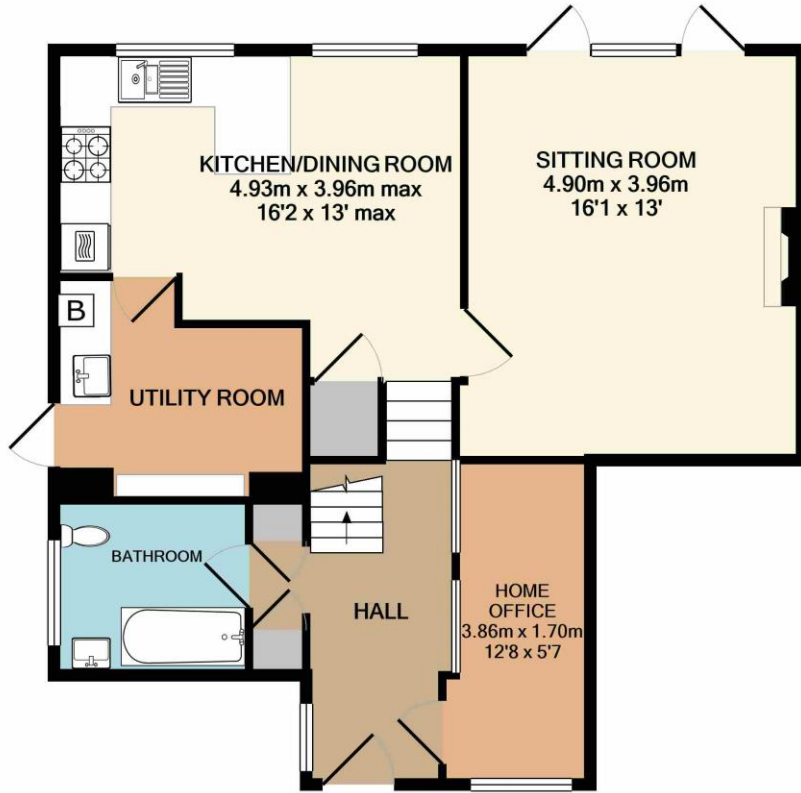
Garage/Store With up and over door.

Wide Block Paved Drive Offering parking for 2 vehicles. Outside lighting.

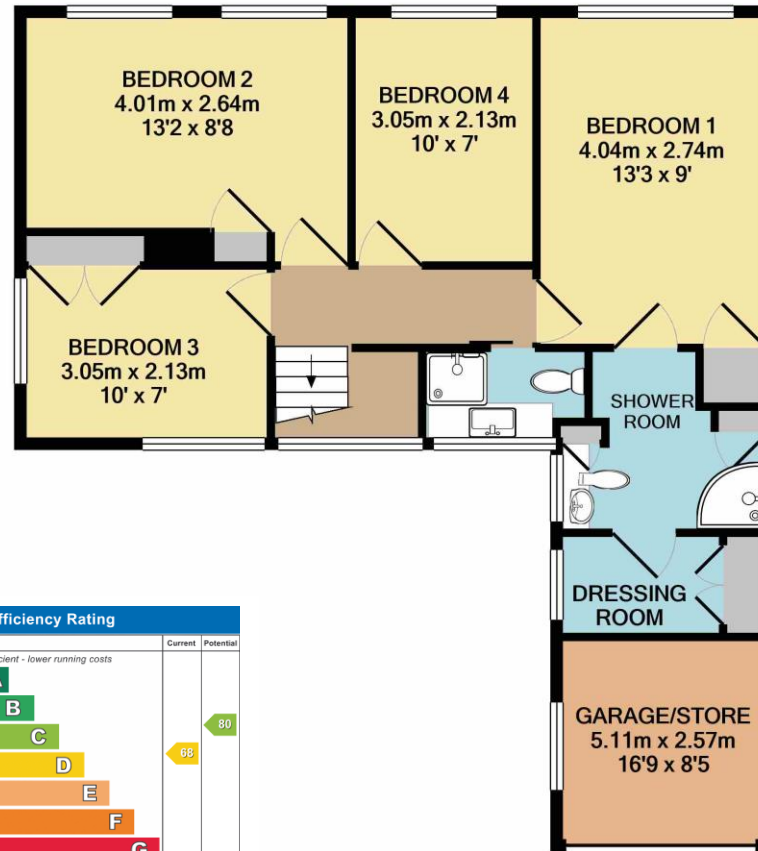
Front Garden Approached via steps from the drive with wrought iron railing. Raised fish pond with paved surround and raised herbaceous beds. Paved path to side access. Outside lighting.

Lovely Rear Garden Backing onto Blunts Wood Nature Reserve About 100 feet (30.48m) in length. Arranged mainly as lawn, wide paved sun terrace adjacent to the house with steps to a raised timber decking. The garden is planted with a wide variety of established plants, shrubs and small trees with **greenhouse** and **timber shed**. Rear gate. Side access with gate to front.





GROUND FLOOR/ENTRANCE FLOOR
APPROX. FLOOR
AREA 63.7 SQ.M.
(685 SQ.FT.)



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

1ST FLOOR
APPROX. FLOOR
AREA 57.5 SQ.M.
(618 SQ.FT.)
TOTAL APPROX. FLOOR AREA 121.1 SQ.M. (1304 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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