



45 Ashenground Road
Haywards Heath, RH16 4PS



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£675,000

This most attractive bay fronted Victorian semi-detached house of character enjoys a beautiful south facing rear garden and fine views over the town. The tastefully and sympathetically renovated accommodation has been thoughtfully extended retaining many of the original features and incorporates 3 double bedrooms, a stylish en suite shower room and refitted bathroom, a fine sitting room with feature period style fireplace, a splendid open plan kitchen with dining room, downstairs cloakroom and a home office/family room on the garden floor. The property has the benefit of gas central heating and double glazing, there is a car port approached by a private drive, a good size cellar and the delightful secluded south facing rear gardens are a particular feature arranged with a sheltered paved sun terrace, level well tended lawn, herbaceous beds stocked with an abundance of colourful plants, shrubs, fruit trees and bushes and a productive kitchen garden to the far end.

Situated in this much favoured established location just a short walk to the town centre with its wide range of shops including The Broadway with its array of restaurants, Ashenground Woods offering a natural venue for walking and Victoria Park with its tennis courts. Also close at hand is the 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 and the town also offers a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive.



GROUND FLOOR

Recessed Entrance Porch Quarry tiled step. Outside light. Attractive part glazed panelled front door to:

Hall Good size under stairs cupboard. Attractive staircase to first floor. Natural timber floor.

Sitting Room 15'7" x 12'9" (4.75m x 3.89m) Handsome period style fireplace with decorative cast iron canopy, hand painted tiled inset and polished stone hearth. Recessed cupboard on either side of chimney breast with open display /book shelving over. Wide double glazed bay window to front. TV aerial point. Radiator. Picture rail.

Splendid Kitchen with Dining Room 18'9" x 15'9" (5.72m x 4.80m) Ceiling downlighters. Natural timber floor.

Kitchen Comprehensively fitted with an attractive range of shaker style units with wooden work surfaces, comprising inset composite bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and integrated **dishwasher** beneath. Recess for range cooker. Range of wall cupboards. Integrated tall **fridge** and **freezer**. Island unit with matching worktop/breakfast bar, drawers beneath. 2 tall shelved units one housing Glow-worm gas boiler. Wide double glazed window overlooking the rear garden. Further double glazed window.

Dining Room Fireplace with quarry tiled hearth and Carron wood burning stove, mantle over. Recessed cupboard on either side of the chimney breast with open book/display shelving to one side. TV aerial point. Double glazed bay window overlooking rear garden. Radiator.

Rear Hall Built-in utility cupboard housing plumbing for washing machine and extractor fan. 2 double glazed windows. Natural timber floor. Stairs down to office.

Cloakroom Close coupled wc, basin with single mixer tap, cupboard beneath, tiled splashback. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Tiled floor.

Office/Family Room 10'10" x 7'3" (3.30m x 2.21m) Triple aspect with double glazed door to front, pair of casement doors to rear garden and double glazed window and velux window. Radiator. Wood block flooring.

Cellar 18'10" x 13'2" (5.74m x 4.01m) With light and power points (restricted ceiling height).

FIRST FLOOR

Landing Double glazed window. Radiator. Ceiling downlighters. Stairs to top floor.

Bedroom 1 17'4" x 9' (5.28m x 2.74m) Enjoying a lovely outlook over the rear garden with views over the town beyond. Attractive period fireplace with tiled hearth. Recessed tall cupboard, cupboard over. Range of fitted wardrobes incorporating hanging rails and shelving. 2 double glazed windows. Radiator.

En Suite Shower Room Fitted with a stylish white suite comprising glazed shower cubicle with overhead rain water and hand held fittings, inset basin with single mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

Bedroom 2 11'7" x 9'5" (3.53m x 2.87m) Attractive cast iron period fireplace with tiled hearth. Recessed wardrobe/storage cupboard. Double glazed window. Radiator.

Family Bathroom Contemporary white suite comprising bath with mixer tap, independent shower over with overhead and hand held fittings, glazed screen, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Wall cupboard, adjacent glass shelf and mirror with lighting over. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

TOP FLOOR

Landing

Bedroom 3 16' x 10'10" (4.88m x 3.30m) A fine double aspect room enjoying open views over the town. Doors to eaves storage. Double glazed velux window with integrated blind, further double glazed window. Radiator.

OUTSIDE

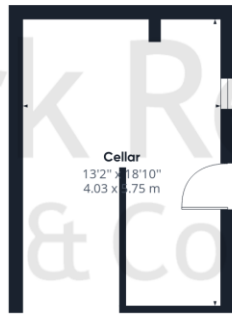
Car Port

Private Paved Drive

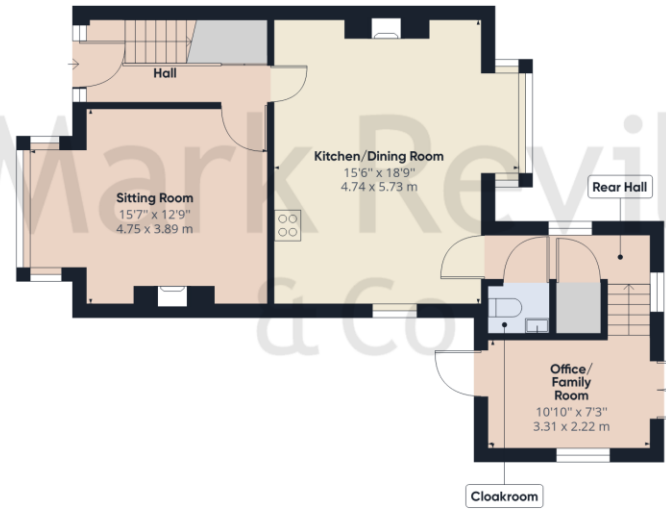
Front Garden Neatly laid to lawn with colourful borders planted with an array of flowers, roses, hydrangea, etc. Clipped privet hedge to the front boundary. Wide colour paved path to front entrance. Side access to rear courtyard with **timber shed** and door to office.

Beautiful South Facing Rear Garden About 50 feet (15.24m) in length plus 12 feet (3.66m) seating area. Arranged as a wide L shaped paved sun terrace with access to cellar, timber built flower planters, archway to one side to raised path, adjacent deep herbaceous bed planted with a wide variety of flowers, shrubs including lilies, camellia, sedum, roses, clematis etc. Level well tended lawn with borders on three sides planted with lavender, geranium, soft fruit bushes, apple and fig trees. Further arch to productive kitchen garden with 5 raised plots. Paved area at the far end with **timber shed** and **greenhouse**. Outside tap, light and power points. The garden is fully enclosed by close boarded and trellis fencing.

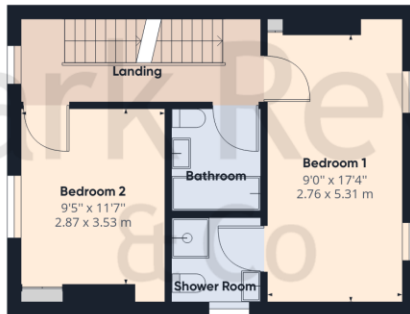




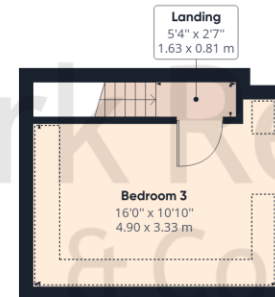
Floor -1



Ground Floor



Floor 2



Floor 3

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			
		63	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

1304.50 ft²

121.19 m²

Reduced headroom

52.63 ft²

4.89 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

