



45 Farlington Avenue
Haywards Heath, West Sussex. RH16 3EZ



Mark Revill & Co

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£415,000

This attractive detached chalet style residence offers bright, spacious and versatile accommodation having the benefit of gas central heating and double glazing. The property is in need of some modernisation and redecoration and offers excellent scope for further enlargement or extension subject to obtaining the usual planning consents. The accommodation is arranged on two floors and incorporates 3 bedrooms (one on the ground floor), 2 refitted shower rooms, a splendid double aspect sitting and dining room (27'6 in length) with doors opening to the garden, an extended triple aspect kitchen/breakfast room (17'9 x 12') and a useful utility room. The property is set in beautiful south facing gardens extending to about 65 feet in length planted with an abundance of mature shrubs, bushes and trees offering shelter and seclusion and there is a detached brick built garage approached by a private block paved drive offering parking for 2 vehicles.

Situated in this much favoured established location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the immediate locality and the town centre is within easy reach offering a wide range of shops and an array of restaurants, whilst the Dolphin Leisure complex and both Sainsbury's and Waitrose superstores are close at hand. The A23 lies about 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 15 miles to the north, 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 within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Recessed Porch uPVC soffits. Part glazed panelled front door to:

Hall Built-in coats/store cupboard housing electric meter box, hanging rail and shelf, cupboard over. Wall light point. Radiator. Panelled walls. Door to inner hall.

Cloaks/Shower Room Glazed shower cubicle with Mira fitment, corner basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Fully tiled walls. Vinyl flooring.

Bedroom 1 13'3" x 10'6" (4.04m x 3.20m) Range of fitted wardrobes with hanging rails and shelving, matching dressing table unit with cupboards and drawers. 2 wall light points. Double glazed window. Radiator.

Inner Hall 9'6" x 9'1" (2.90m x 2.77m) plus 5'2" (1.57m) recess. Useful understairs store cupboard. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelves. 2 wall light points. Stairs with decorative timber balustrade to first floor.

Sitting and Dining Room 26'7" x 10'7" (8.10m x 3.23m) Approached from the inner hall by glazed double doors. A fine double aspect room with stone built fireplace and hearth incorporating 2 display niches, fitted live flame coal effect gas fire. TV aerial point. 3 radiators. 3 double glazed windows. Double glazed casement doors to rear garden. **Note:** This room could easily be re-instated to form 2 separate rooms if desired.

Kitchen/Breakfast Room 17'9" x 12' (5.41m x 3.66m) Triple aspect. Inset stainless steel bowl and a half sink with mixer tap, cupboards, drawers and **dishwasher** beneath. Cannon **gas cooker**, matching base unit. Range of wall cupboards, further wall cupboards. Matching worktop, cupboards and drawers under, wall cupboards over. **Fridge/freezer**. 3 double glazed windows. Radiator. Part tiled walls. Casement doors to rear garden.

Utility Room 8'2" x 4'10" (2.49m x 1.47m) Inset stainless steel bowl, adjacent worktop, **washing machine** under and **tumble dryer** over, fitted shelving. Wall mounted Potterton gas boiler. Radiator. Part tiled walls. Glazed door to outside.

FIRST FLOOR

Spacious Landing/Study Area Useable floor space 9'7" x 6'2" (2.92m x 1.88m) with decorative timber balustrade. Access to **large eaves storage**. Hatch to loft space. Built-in shelved cupboard. Double glazed window.

Bedroom 2 10'7" (3.23m) narrowing to 9'7" x 9'4" (2.92m x 2.84m) Sloping ceiling to one side. Access to eaves storage. Double glazed window. Radiator.

Bedroom 3 10'8" x 8'7" (3.25m x 2.62m) Sloping ceiling to one side. Double glazed window. Radiator.

Shower Room Refitted with white suite comprising glazed shower cubicle with Britan thermostatic power fitment, basin with single lever mixer tap, cupboards and drawers under, close coupled wc. Illuminated mirrored wall cabinet. Extractor fan. Built-in slatted shelved linen cupboard. Double glazed window. Ceiling downlighters. Two walls fully tiled. Vinyl flooring.

Note: The first floor accommodation could easily be enlarged by installing dormer windows, subject to obtaining the usual consents.

OUTSIDE

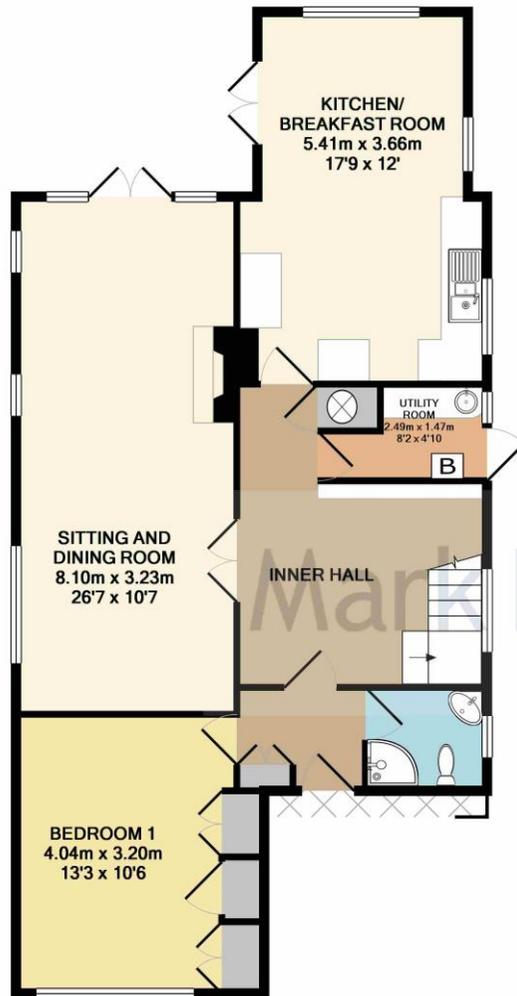
Detached Brick Built Garage 19'8" x 8'3" (5.99m x 2.51m) Recently fitted up and over door. Double glazed window and rear door. Light and power points.

Private Block Paved Drive Offering parking for 2 vehicles.

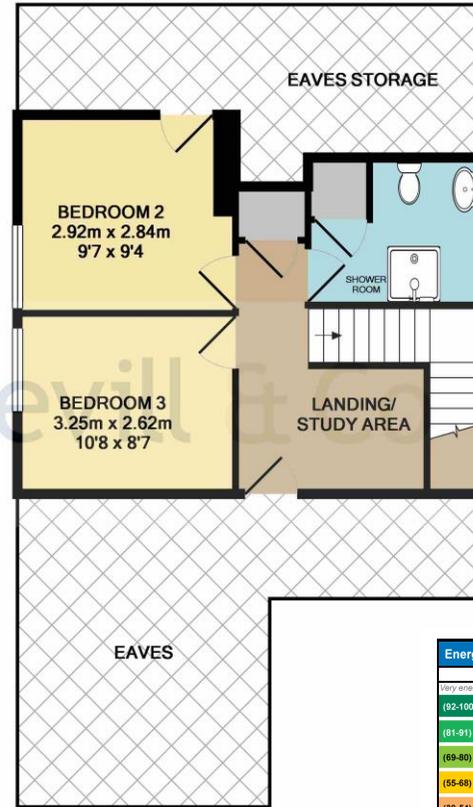
Front Garden Neatly laid to lawn with border planted with rose, fennel and eucalyptus tree. Party boundaries with raised beds containing privet hedge on one side with a variety of trees and shrubs to the other. Wrought iron gate from drive to side access with adjacent herbaceous bed planted with plants, hebe and twisted willow tree etc.

Delightful Rear Garden About 65 feet (19.81m) in length x 50 feet (15.24m) in width. Arranged mainly as level lawn interspersed by several specimen trees including firs, shaped paved sun terrace adjacent to the property, well stocked herbaceous borders on three sides containing a wide variety of plants, shrubs and small trees including bay, azaleas, camellia, variegated holly, magnolia tree, hydrangea, ferns, phlox etc. Concrete path at the far end provides access to a small bridge and steps to a brook. **Timber summerhouse**. Further side access with wrought iron gate. The garden is fully enclosed by a mixture of mature trees and shrubs including laurel, bamboo, elderflower and Leylandii offering shelter and seclusion.





GROUND FLOOR
APPROX. FLOOR
AREA 78.1 SQ.M.
(840 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.1 SQ.M.
(377 SQ.FT.)

TOTAL APPROX. FLOOR AREA 113.1 SQ.M. (1218 SQ.FT.)

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | | (92-100) | A | | |
| (81-91) | B | | | (81-91) | B | | |
| (69-80) | C | | | (69-80) | C | | 77 |
| (55-68) | D | | | (55-68) | D | | |
| (39-54) | E | | | (39-54) | E | | 44 |
| (21-38) | F | | | (21-38) | F | | |
| (1-20) | G | | | (1-20) | G | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | 81 | England & Wales | | | 44 |
| | | EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | |

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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