



**1 The Bower**  
Haywards Heath, West Sussex, RH16 1HD

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£675,000

This excellent detached house built about 37 years ago offers bright, spacious and well presented accommodation having the benefit of gas fired central heating, double glazed replacement windows throughout and uPVC soffits and fascias for ease of maintenance. The property features 4 bedrooms including a master bedroom with en suite dressing room and shower room, family bathroom, cloakroom, good size sitting and dining room with doors opening to the garden and a well fitted kitchen complete with appliances. There is an integral garage approached by a private block paved drive and the delightful well kept gardens are arranged mainly as lawns interspersed with a wide variety of established shrubs, hedges and small trees.

The Bower is a small cul-de-sac lying immediately off Sergison Close in this much sought after location just a short walking distance of 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 locality catering for all age groups whilst the Dolphin Leisure complex, Waitrose and Sainsbury's superstores and Beech Hurst Gardens are all close by. The town centre is within easy reach offering a wide range of shops and an array of restaurants and the A23 lies about 5 miles to



the west providing a direct route to the motorway network. Gatwick Airport is 13.2 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 within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Recessed Porch** Double glazed front door and side screen to:

**Hall** Good size under stairs storage recess. Telephone point. Radiator. Laminate floor. Stairs to first floor.

**Cloakroom** Low level wc, basin with tiled splashback. Radiator. Double glazed window. Tiled floor.

**Excellent Kitchen** 10' x 9'10" (3.05m x 3.00m) Comprehensively fitted with attractive range of units comprising inset stainless steel bowl and a half sink with single lever mixer tap, adjacent L shaped worktop, cupboards, drawers and plumbing for washing machine under, wall cupboard over. Matching worktop, cupboards and drawers under, fitted **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards, one housing gas boiler. Built-in **electric double oven**, cupboard under and over, tall larder unit. Space for upright fridge/freezer. Double glazed window. Half tiled walls. Vinyl flooring. Double glazed door to rear garden.

**Sitting and Dining Room** 28'7" x 12' (8.71m x 3.66m) *narrowing to 9' (2.74m)* Most attractive Adam style polished stone fireplace with moulded timber surround and fitted electric fire. TV aerial point. 2 radiators. 5 wall light points. 2 double glazed windows. Laminate floor. Double glazed casement doors to rear garden.

## FIRST FLOOR

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

**Bedroom 1** 12'10" x 11'3" (3.91m x 3.43m) Double glazed window. Radiator.

**Dressing Room** Built-in double wardrobe. Double glazed window.

**En Suite Shower Room** White suite comprising glazed shower cubicle with Aqualisa thermostatic fitment, wc with concealed cistern, adjacent cupboard, useful shelf over, basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Half tiled walls, fully tiled in shower area. Double glazed window. Tiled floor.

**Bedroom 2** 8'10" x 9'8" (2.69m x 2.95m) Built-in wardrobe. Double glazed window. Radiator.

**Bedroom 3** 9'1" x 8'8" (2.77m x 2.64m) Built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 4** 8'8" x 7'9" (2.64m x 2.36m) Double glazed window. Radiator.

**Bathroom** Suite comprising bath with mixer tap and shower attachment, glazed shower screen, pedestal basin, close coupled wc. Heated chromium towel warmer with inset radiator. Half tiled walls, fully tiled around bath. Double glazed window. Vinyl flooring.

## OUTSIDE

**Integral Garage** 17' x 8'10" (5.18m x 2.69m) Up and over door. Light and power points. Work bench.

## Private Block Paved Drive

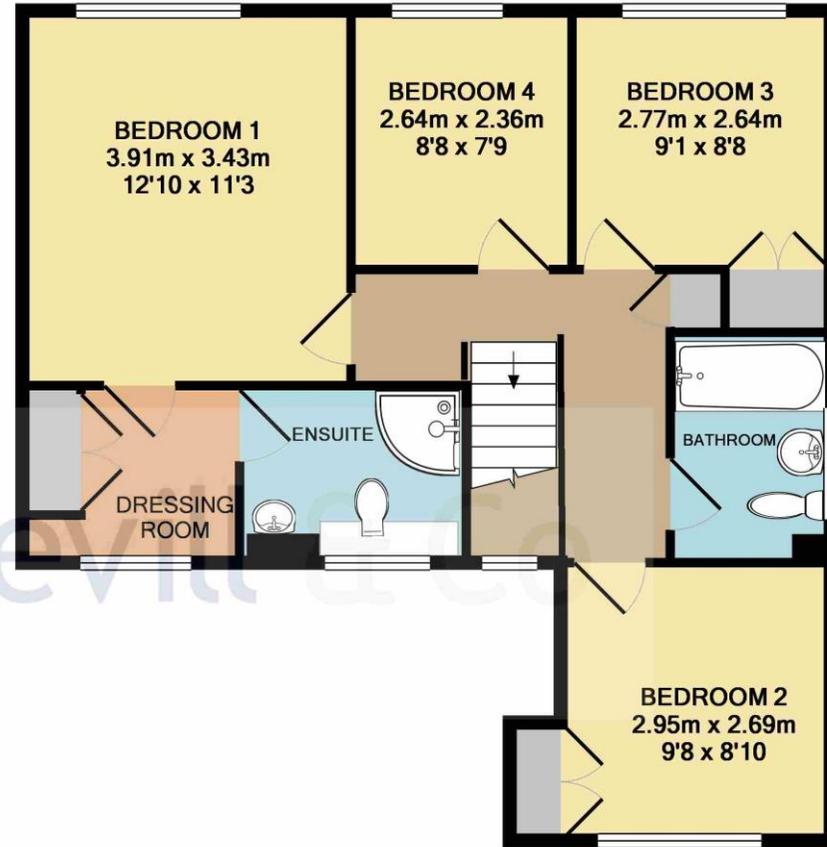
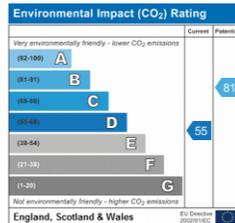
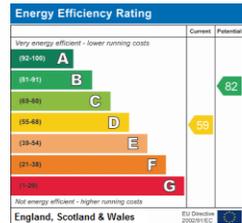
**Front Garden** Laid to lawn with cherry and fir trees. Side access with gate to:

**Lovely Rear Garden** Arranged with lawn, paved terrace adjacent to the house, paved path to sheltered patio, herbaceous beds planted with a wide variety of established shrubs, clipped bushes and trees including a range of azaleas, silver birch, laurel, hebes, lilac, hydrangeas, evergreens etc. Path to a secluded area to one side laid to lawn with mature maple, borders planted with a variety of mature shrubs including rhododendrons, pieris, lilac etc. **Timber shed**.





GROUND FLOOR  
APPROX. FLOOR  
AREA 64.5 SQ.M.  
(694 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 58.3 SQ.M.  
(628 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.8 SQ.M. (1322 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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