



**99 Penland Road**  
Haywards Heath. RH16 1PJ



**Mark Revill & Co**



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£575,000

This excellent detached family house requires complete modernisation and redecoration and offers an excellent opportunity for those who wish to remodel and extend a home to their own specification. The house has the benefit of double glazing, night storage heating and incorporates 4 bedrooms, shower room, downstairs cloakroom, sitting room, dining room, double glazed garden room and a kitchen. There is a detached brick built garage approached by a private drive and the mature fully enclosed rear garden extends to about 60 feet in length and enjoys a favoured westerly aspect.

Situated in this much favoured established location just a short walk to the highly regarded Harlands Primary School, Haywards Heath Sixth Form College and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve and Pages Meadow is close by offering a natural venue for walking as is the Dolphin Leisure complex, Waitrose and Sainsbury's supermarkets. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 12 miles to the





north, the cosmopolitan city of Brighton and the coast are 15.5 miles to the south whilst the South Downs National Park and Ashdown Forest and both within an easy drive offering beautiful natural venues for countryside pursuits.

## GROUND FLOOR

**Fully Enclosed Double Glazed Entrance Porch** Approached by double doors. Stone paved floor. Panelled front door to:

**Hall** Understairs cupboard housing gas and electric meters and trip switches. Panelled glazed screen incorporating display shelving. Night storage heater. Parquet wood block flooring. Stairs to first floor.

**Cloakroom** wc and inset basin, tiled splash back, storage space beneath. Double glazed window.

**Sitting Room** 14'4" x 13' (4.38m x 3.76m) Natural stone working fireplace and hearth. TV aerial point. 4 wall light points. Parquet wood block flooring. Sliding natural wood louvre doors to:

**Dining Room** 11'6" x 10' (3.51m x 3.05m) Serving hatch with glazed sliding doors to kitchen, cupboard beneath. Slimline storage heater. Half glazed door to:

**Double Glazed Garden Room** 9'10" x 5'10" (3.02m x 1.80m) With polycarbonate ceiling. Vertical blinds on two sides. Tiled floor. Double glazed door to rear garden.

**Kitchen** 9'11" x 9'10" (3.32m x 3.00m) Stainless steel double drainer sink, mixer tap, cupboard and drawers under, adjacent laminate worktop, cupboard under. Recess for cooker with electric point. Matching L shaped worktop, cupboards under. **Dishwasher**. Tall shelved larder, cupboard over. Wall unit. Cupboard housing pre-insulated hot water cylinder, adjacent top, **washing machine**, further wall units. Wall mounted Potterton gas boiler supplying domestic hot water. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed door to outside.

## FIRST FLOOR

**Landing** Built-in slatted shelved linen cupboard. Double glazed window.

**Bedroom 1** 11'2" x 10'7" (3.41m x 3.25m) Large built-in wardrobe. Double glazed window. Slimline storage heater.

**Bedroom 2** 13'4" x 8'7" (4.08m x 2.63m) Enjoying outlook over rear garden. Built-in double wardrobe. Double glazed window. Slimline storage heater.

**Bedroom 3** 11'2" x 7'5" (3.42m x 2.26m) Built-in wardrobe. Double glazed window. Telephone point.

**Bedroom 4** 10'1" x 7'3" (3.08m x 2.22m) Deep built-in wardrobe. Double glazed window.

**Shower Room** Large walk-in shower with waterproof panelled walls and glazed screen, basin with single lever mixer tap, cupboard under, low level wc. Heated chromium towel warmer. Hatch to loft space. Double glazed window. Vinyl flooring.

## OUTSIDE

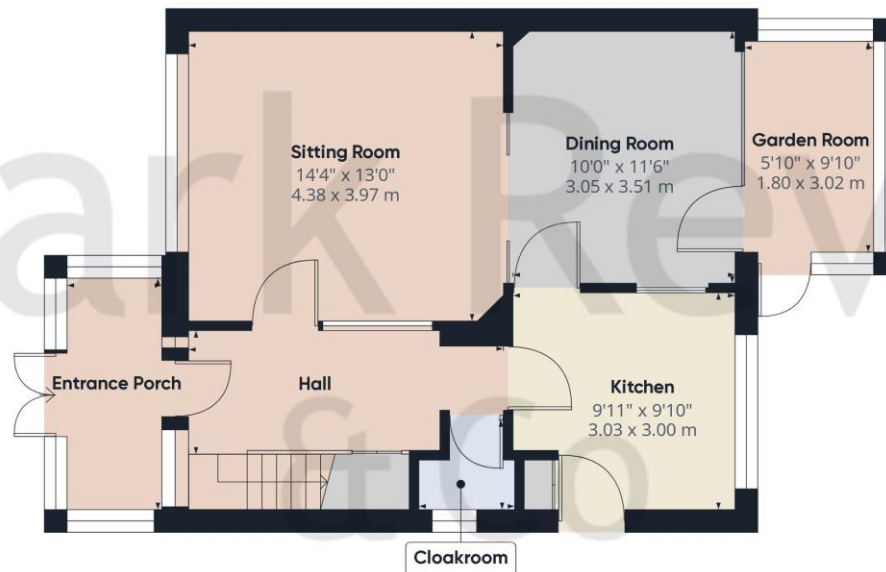
**Detached Garage** 17'9" x 8'8" (5.41m x 2.64m) Brick built with up and over door. Light and power point. Water tap.

### Private Drive

**Front Garden** Laid to lawn with mature hedge planted to the front boundary.

**Lovely West Facing Rear Garden Backing onto Woodland** About 60 feet (18.29m) in length. Arranged as a paved sun terrace extending the width of the house with adjacent semi circular rose bed. Good size lawn with mature hedges, bushes and trees including laurel, privet and hazel. Area to the south side and paved courtyard with **2 integral garden stores** on the north side adjacent to the garage with concrete path and gate to side access.



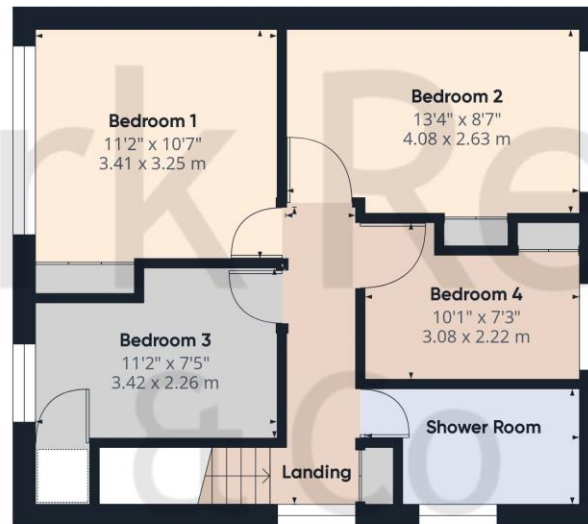


Ground Floor

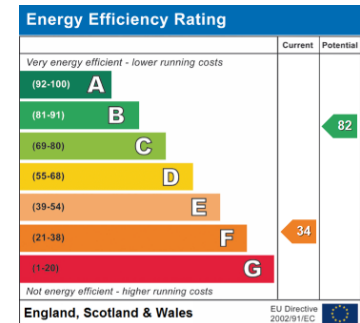
Approximate total area<sup>(1)</sup>

1142.97 ft<sup>2</sup>

106.19 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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.

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