



14 Weald Rise
Haywards Heath, RH16 4RB



Mark Revill & Co

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£825,000

This exceptionally spacious detached family home occupies a delightful quiet location at the end of a cul-de-sac enjoying secluded south and west facing gardens extending to about a third of an acre and offers excellent scope for extension/enlargement subject to obtaining the usual planning consents. The bright and well designed accommodation comprises; 4 bedrooms (2 large doubles), bathroom, cloakroom, a fine sitting room with handsome natural stone working fireplace, a large open plan fitted kitchen with dining room and a utility room. There is excellent potential to utilise the garden floor space to create additional accommodation if desired, subject to obtaining the usual planning consents and in addition planning permission was granted (now lapsed) to provide a two storey extension on the south side (Ref: HH/056/95). A particular feature of the property is the wonderful rear gardens extending onto a wooded copse enjoying a favoured south and westerly aspect and arranged mainly as lawn with a paved sun terraces and raised timber decking.

Weald Rise is a highly sought after cul-de-sac lying immediately off Fox Hill on the south side of Haywards Heath and being within walking distance of a Sainsbury's Local and the Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of local shops and an array of restaurants in the nearby Broadway. Haywards Heath mainline railway station offers a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) is also readily accessible. There are a good range of highly regarded local schools in the vicinity and the town offers a leisure complex at the Dolphin centre and a Sainsbury's and Waitrose superstore are also adjacent to the station. To the west lies the A23 giving direct road access to



London Gatwick and the motorway networks. The cosmopolitan city of Brighton being approximately 14 miles to the south offers a variety of entertainment, whilst the South Downs National Park and Ashdown Forest are both a short driving distance offering beautiful venues for countryside walks and pursuits.

GROUND FLOOR

Canopy Covered Entrance uPVC front door and glazed side panels to:

Spacious Entrance Hall Natural wood flooring. Deep understairs storage cupboard. Further deep walk-in coats cupboard.

Cloakroom Comprising low level wc, wash basin with chromium monobloc mixer tap. Radiator. Natural wood flooring.

Sitting Room 17'11" x 13'1" (5.48m x 3.99m) Spacious and light room enjoying an outlook over the large rear garden and light woodland beyond. Wood flooring. Feature open fireplace with natural stone hearth and surround. TV aerial point.

Open Plan Kitchen with Dining Room 19'9" x 17'1" (6.03m x 5.23m)

Kitchen Extensively fitted with base unit comprising cupboards and drawers, corner cupboards with swing out carousels, matching eye level wall cupboards, two of which are glazed fronted crockery cabinets, ample work surfaces. Integrated **fridge**. Plumbing for dishwasher. Recess vegetable baskets. One and a half bowl polycarbonate sink unit with chromium mixer tap. **Double fan assisted eye level oven and grill**. Bosch **4 burner gas hob** with filter and light over in matching brushed stainless steel canopy.

Dining Area Natural wood flooring. Double glazed sliding doors opening onto extensive raised decking which overlooks the rear garden. Radiator.

Lobby Cupboards and worktops. Door to:

Rear Porch Shelving. Door to outside. Personal door to garage.

Utility Room 10'3" x 6'10" (3.13m x 2.10m) Comprising single drainer stainless steel sink unit with chromium mixer tap, extensive roll edge worktops, cupboards and drawers under. Plumbing for washing machine. Tiled splashbacks.

FIRST FLOOR

Half Landing Large picture window allowing light to flood through into the entrance hall and landing.

Main Landing Hatch to loft space. Shelved linen cupboard plus double airing cupboard with factory lagged hot water tank and shelving with cupboards above.

Bedroom 1 18'1" x 13'1" (5.52m x 3.99m) Built-in double wardrobe cupboard. Radiator. Extensive outlook over the rear garden.

Bedroom 2 17'7" x 11'1" (5.36m x 3.40m) Built-in double wardrobe cupboard. Radiator. Outlook over rear gardens.

Bedroom 3 12'10" x 8'11" (3.93m x 2.74m) 4 built-in wardrobe cupboards. Radiator. Outlook to front.

Bedroom 4 12'1" x 7'9" (3.69m x 2.38m) Built-in cupboard. Radiator. Outlook to front.

Family Bathroom Suite comprising panelled bath with chromium mixer tap, plumbed shower over, glass shower screen, low level wc with concealed cistern, vanity unit with inset wash basin and worktops to either side and cupboards and drawers. Light and dressing mirror. Shelving. Tiled splashbacks. Radiator. Chromium heated towel rail. Fully tiled walls.

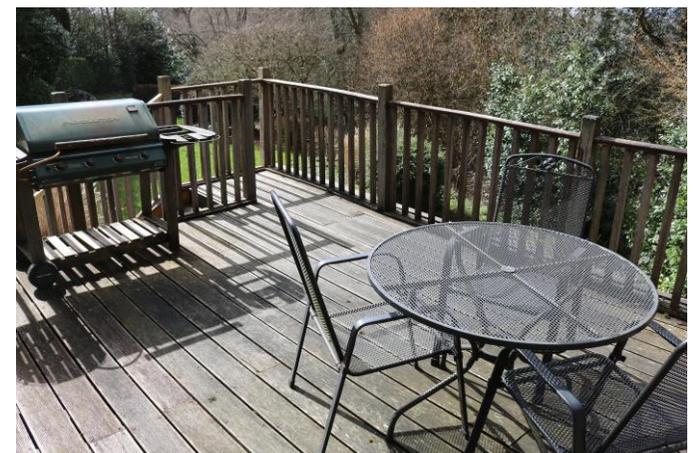
OUTSIDE

Integral Garage 17'10" x 9'1" (5.46m x 2.78m) Electronic roller door. Light and power. Personal door to inner lobby.

On the lower ground floor beneath the property there is a **workshop** with a further void which extends beneath the whole property and subject to planning consent would have potential to create more living accommodation or work space. Also we understand there was planning consent to extend the property on two storeys on the left hand side which has now lapsed.

Front Garden Arranged with shrubs and block paved parking for 3 vehicles. Lean-to green house on the left had side of the property. Side access to:

Delightful South and West Facing Rear Garden Extending to about a Third of an Acre. Large raised timber decked area with steps down to the mature gardens which are arranged as paved sun terraces and extensive lawns with a wooded copse to the western boundary and mature hedging offering shelter and seclusion. The garden is planted with mature shrubs and evergreen hedging interspersed with rhododendrons, camellias and hazel trees with beech hedging at the further end. Lean-to **greenhouse**. There is access on both sides of the property.

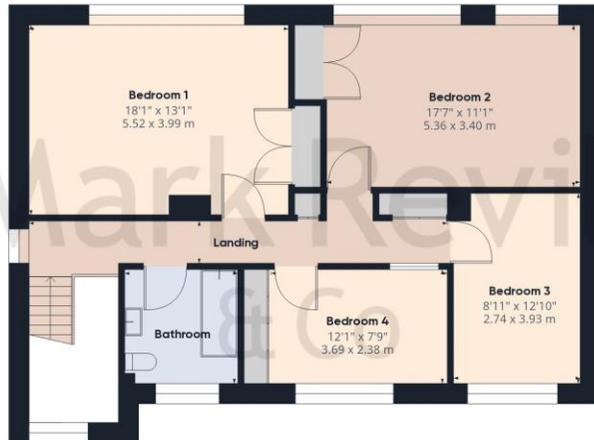




Ground Floor



Floor 1



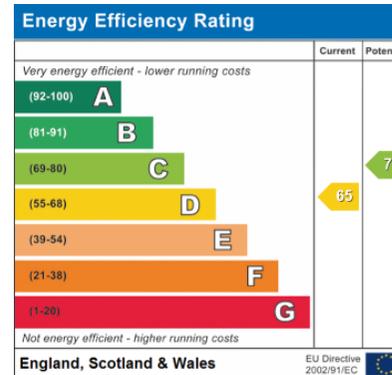
Floor 2



Approximate total area⁽¹⁾

1976.83 ft²

183.65 m²



(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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