



**12 Sherwood Drive**  
Haywards Heath, West Sussex. RH16 1EW



**Mark Revall & Co**



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Guide Price £625,000

This splendid detached family house offers bright, spacious and extremely well presented accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The house incorporates 4 bedrooms, 2 refitted bathrooms (one en suite to the main bedroom), a fine sitting room (18'8 x 12'10), separate dining room, study, excellent comprehensively fitted kitchen complete with appliances and the garage is presently used as a family/recreation area (24'8 in length). There is a double width block paved drive to the front offering parking for 2 vehicles and the most attractive two tier rear garden enjoys a favoured westerly aspect and is arranged with a wide paved sun terrace, level lawn with a raised lawn and seating area to the far end.

Sherwood Drive occupies a much sought after location lying immediately off Lincoln Wood close to Blunts Wood Nature Reserve offering a lovely natural venue for walking and to Beech Hurst Gardens with its tennis courts and miniature railway. Haywards Heath mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) whilst Harlands Primary School and Warden Park which cater for all age groups are both within walking distance. The Dolphin Leisure complex, Sainsbury's & Waitrose superstores are nearby, the town centre is within easy reach with its wide range of shops





as is The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.7 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 miles to the south. The South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Porch** Attractive double glazed composite panelled front door with glazed side screen to:

**Hall** Built-in coats/store cupboard. Understairs recess. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Newly Fitted Cloakroom** with white suite comprising wc with concealed cistern, useful shelf, cupboard over, basin with single lever mixer tap, cupboard beneath. Radiator. Half tiled walls. Tiled floor.

**Sitting Room** 18'8" x 12'10" (5.69m x 3.91m) Attractive stone effect contemporary fire surround with pebble effect electric fire. Good size storage cupboard. TV aerial point. 2 radiators. Wood effect laminate flooring. Double glazed casement doors to rear garden. Glazed panelled doors to:

**Dining Room** 15'9" x 8'9" (4.80m x 2.67m) Radiator. Wood effect laminate flooring. Double glazed window and casement door to rear garden. Wide opening to:

**Excellent Kitchen** 15'7" x 8'8" (4.75m x 2.64m) Comprehensively fitted by HKS with contemporary range of high gloss fronted units with granite work surfaces and upstands comprising inset stainless steel double sink with mixer tap, cupboards, including magi corner unit, drawers, integrated **dishwasher** and appliance space with plumbing for washing machine under. Built-in Neff brushed steel **electric double oven**, fitted Neff brushed steel **5 ring gas hob** with matching extractor hood over flanked by wall cupboards. Further worktop, cupboards, drawers and wine rack under. Neff brushed steel **American style fridge/freezer** with ice maker, cupboard over. Tall larder unit. Upright radiator. Double glazed window. Part tiled walls. Tiled floor. Double glazed door to outside.

**Study** 7'5" x 6' (2.26m x 1.83m) Double glazed window. Radiator. Wood effect laminate flooring. Door to:

**Former Garage** 24'8" x 7'10" (7.52m x 2.39m) Presently used as a **family/recreation area**. 2 radiators. Ceiling downlighters. Wood effect laminate flooring. Double glazed casement door to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Built-in airing cupboard housing wall mounted gas boiler and hot water tank. Dado rail.

**Bedroom 1** 12'3" x 10'10" (3.73m x 3.30m) Excellent range of fitted wardrobes incorporating hanging rails and shelving, some with glazed doors. Double glazed window. Radiator.

**Refitted En Suite Bathroom** Villeroy & Boch white suite comprising bath with mixer tap, independent shower over, folding glazed screen, basin with single lever mixer tap, cupboard beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

**Bedroom 2** 16' x 9' (4.88m x 2.74m) 2 fitted double wardrobes with hanging rails and shelving. Double glazed window. Radiator.

**Bedroom 3** 12'3" x 8'10" (3.73m x 2.69m) Built-in double wardrobe with hanging rail and shelving.

**Bedroom 4** 9'7" x 6'3" (2.92m x 1.91m) *plus deep door recess*. Range of built-in wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

**Refitted Family Bathroom** Villeroy & Boch white suite comprising bath with mixer tap, independent shower over, fitted glazed screen, basin with single lever mixer tap, drawer beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

## OUTSIDE

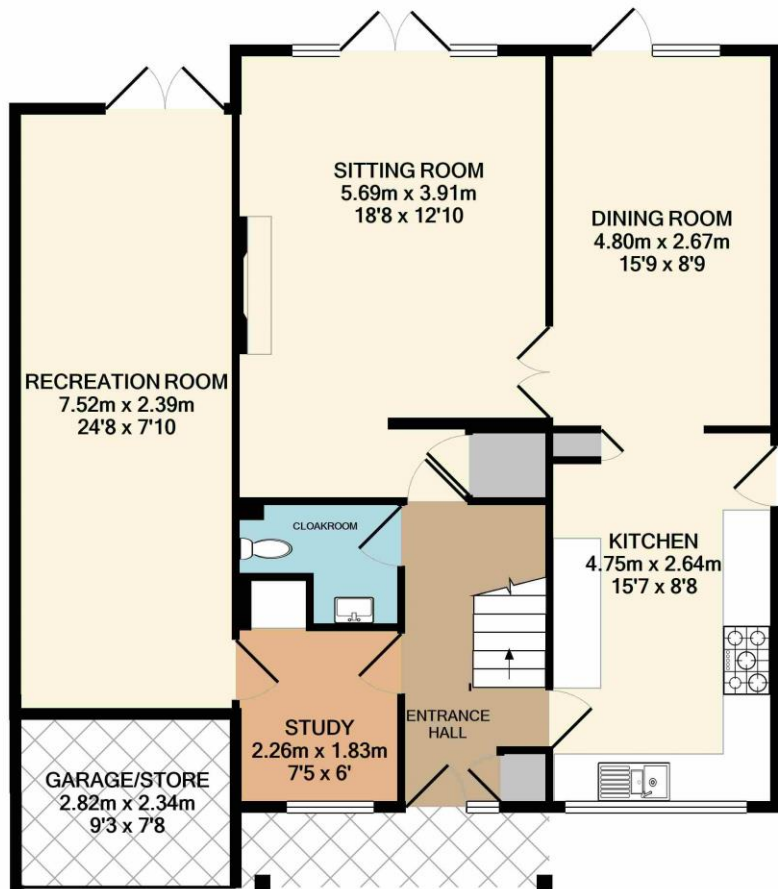
**Garage/Store** 9'3" x 7'8" (2.82m x 2.34m) Up and over door. Light and power points. Gas and electric meters.

**Wide Block Paved Drive**

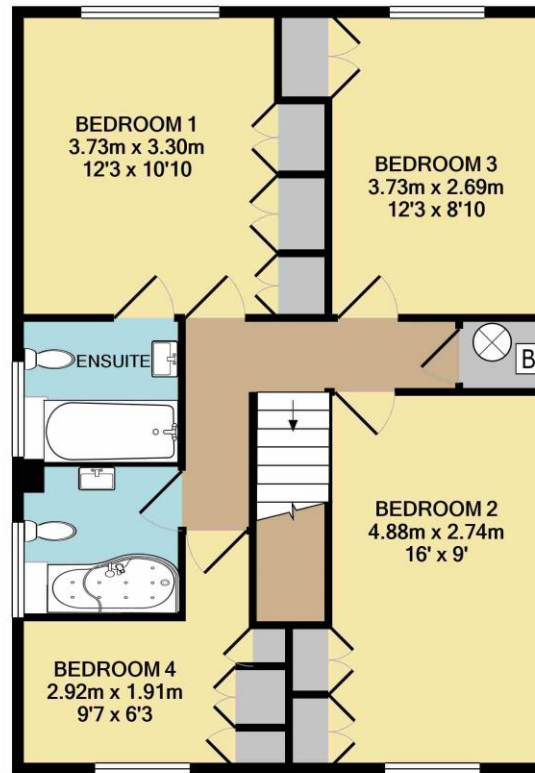
**Front Garden** Laid to lawn with flower and shrub borders. Water tap. Side access with gate to:

**Most Attractive West Facing Rear Garden** About 34 feet x 33 feet (10.36m x 10.06m). Arranged on two tiers. Paved terrace and level lawn with semi circular brick retaining wall, timber trellis, timber steps on one side to raised timber decking, lawn and paved seating area, stone filled area, raised borders containing a variety of plants and shrubs. Outside lighting. The garden is fully enclosed by timber fencing and screened by mature trees and shrubs providing shelter and seclusion.





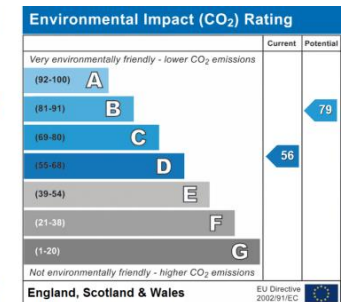
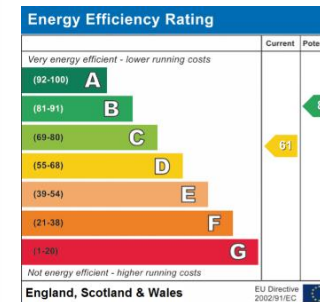
GROUND FLOOR  
APPROX. FLOOR  
AREA 86.9 SQ.M.  
(936 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 64.1 SQ.M.  
(690 SQ.FT.)

TOTAL APPROX. FLOOR AREA 151.0 SQ.M. (1626 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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