



**Bodkins End**  
Bedales, Lewes Road, Haywards Heath, West Sussex. RH17 7TE



Mark Revill & Co

# Bodkins End

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West Sussex. RH17 7TE

Guide Price £650,000

Bodkins End is a charming attached house of character dating back to 1890's set in beautiful south facing grounds extending to about a third of an acre. The property forms part of Bedales a fine country home comprising 8 dwellings set well back from the road and approached by a long gravelled driveway. This delightful home incorporates bright and spacious accommodation featuring a splendid triple aspect T shaped sitting room, separate dining hall, a comprehensively fitted kitchen, 3 good size bedrooms, en suite shower room plus family bathroom. In addition there is a self contained ground floor suite ideal for an elderly relative, guest or as a separate office or alternatively used as an addition to the family home. There is a garage plus parking to the front and the delightful gardens enjoy a favoured southerly aspect, arranged with a well tended lawn with beds stocked with an abundance of flowering plants and shrubs beyond which is a good size wooded area.

Situated in this semi rural location on the eastern side of Haywards Heath within easy access to the towns amenities including a wide range of shops, an array of restaurants, Waitrose and Sainsbury's superstores, a modern leisure centre and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are a number of highly regarded schools and colleges both state and private in the locality and the A23 lies 6.5 miles to the west (via the recently opened bypass) providing direct access to the motorway network. Gatwick Airport is 15 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance, whilst the South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walking.



## GROUND FLOOR

**Entrance Hall** Split level. Natural flagstone floor, red brick steps to upper level with arched glazed panelled door to rear garden. Glazed door to separate suite. Part glazed panelled door to:

**Dining Hall** 16'1" x 9'6" (4.90m x 2.90m) Double aspect with 2 double glazed windows overlooking the rear garden. Built-in storage cupboard. 2 wall light points. Radiator. Oak flooring. Archway to:

**Excellent Kitchen** 10'4" x 9'10" (3.15m x 3.00m) Double aspect. Fitted with an attractive range of units with timber work surfaces and upstands comprising inset composite corner bowl and a half sink with mixer tap, cupboards, Neff **dishwasher** and bin storage under. Tall larder unit with pull out shelving. Matching worktop, cupboards and drawers under. Rangemaster brushed steel **range cooker** incorporating 2 ovens, grill and 5 ring gas hob, tiled splashback and brushed steel extractor hood over. Space for upright fridge/freezer, cupboard over, further wall cupboards, shelving and recess for microwave. Extractor fan. 2 double glazed windows. Wood effect vinyl flooring.

**Sitting Room** 26'8" into bay narrowing to 11'5" (3.48m) x 18'9" (8.13m x 5.72m) narrowing to 10' (3.05m). A fine triple aspect T shaped room. Feature sandstone fireplace and quarry hearth, fitted wood burning stove. TV aerial point. Wall light point. 3 radiators. Feature tall window. Wide bay window with sandstone wall and exposed timbers. 2 double glazed windows. High level leaded light window. Secondary double glazed casement doors to Loggia.

**Inner Lobby** Approached from the dining area. Understairs cupboard. Radiator. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc with basin, single lever mixer tap, adjacent top, tiled splashback, cupboards beneath. Double glazed window. Tiled floor.

## FIRST FLOOR

**Landing** Hatch to loft space. Leaded light window.

**Bedroom 1** 15' x 12'1" (4.57m x 3.68m) Double aspect. Range of fitted wardrobes with high level cupboards over. 2 secondary double glazed leaded light windows. Radiator. Picture rail.

**Bedroom 2** 15' (4.57m) narrowing to 10'8" x 10'3" (3.25m x 3.12m) plus door recess. Double aspect. Range of fitted wardrobes with cupboards over, cupboard over door entrance. 2 secondary double glazed leaded light windows. Radiator. Picture rail.

**En Suite Shower Room** Glazed shower cubicle with Aqualisa fitment, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Radiator. Ceiling downlighters. Secondary double glazed leaded light window. Fully tiled walls. Tiled floor.

**Bedroom 3** 12'5" maximum x 7'5" (3.78m x 2.26m) plus wardrobe recess. Built-in slatted shelved linen cupboard. Large walk-in wardrobe. Secondary double glazed leaded light window. Radiator.

**Bathroom** White suite comprising bath with traditional mixer tap and telephone style shower attachment, tiled surround, fully tiled and glazed shower cubicle, pedestal basin, tiled splashback, close coupled wc. Built-in airing cupboard housing pre-insulated hot water tank and slatted shelving. Shaver point. 2 secondary double glazed leaded light windows. Heated ladder towel warmer/radiator. Wall mounted electric convector heater. Ceiling downlighters. Vinyl flooring.

## SEPARATE GROUND FLOOR SUITE

**Entrance Lobby** Approached from entrance hall via glazed panelled door.

**Kitchenette** 7'4" x 5' (2.24m x 1.52m) Belfast sink with mixer tap, adjacent timber work surface, cupboards, door and appliance space with plumbing for washing machine under. Space for upright fridge/freezer. Wall cupboard. Double glazed window. Electric panel heater. Tiled floor.

**Inner Hall** Fuse box cupboard. Double glazed window. Radiator. Tiled floor.

**Living Room** 12'1" x 9'8" (3.68m x 2.95m) Double glazed window. Radiator. Door to:

**Bedroom** 10' x 9'3" (3.05m x 2.82m) Double glazed window. Radiator.

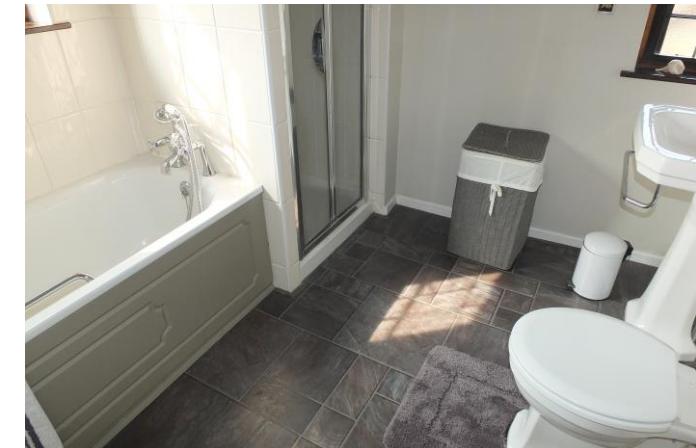
**Shower Room** Fully tiled and glazed shower, circular counter mounted basin with single lever mixer tap, tiled surround, cupboard beneath, close coupled wc. Double glazed window. Tiled floor.

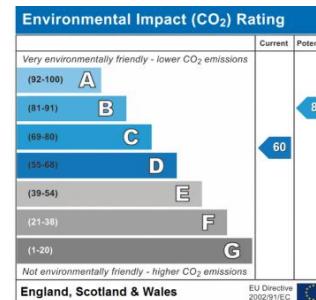
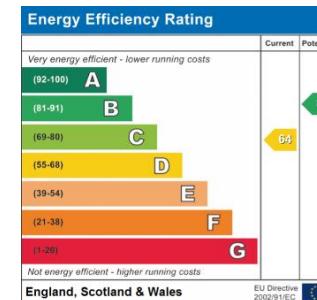
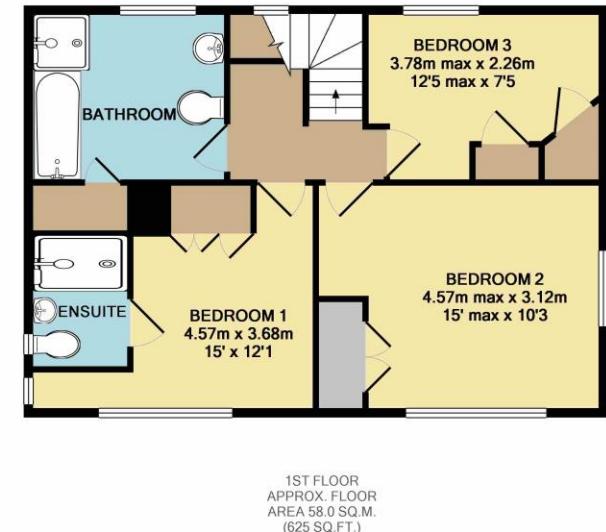
## OUTSIDE

**Garage** Located to the front of the building. Drive and parking area.

**Front Garden** West facing paved sun terrace.

**Beautiful South Facing Gardens** With two tier natural stone paved sun terrace adjacent to the house flanked by flower and shrub beds including acers, central steps to good size lawn with deep herbaceous bed containing a variety of plants and shrubs. The garden is fully enclosed by clipped mixed hedging. Gate to a good size wooded area to the rear. Extending in all to about a third of an acre.





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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TOTAL APPROX. FLOOR AREA 191.5 SQ.M. (2061 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any errors, omissions 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.  
Plans with Memory (2019)



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