



Thwaites, 34 Wickham Way
Haywards Heath, West Sussex. RH16 1UQ



Mark Revill & Co

Thwaites, 34 Wickham Way Haywards Heath, West Sussex. RH16 1UQ

£695,000

Thwaites is a fine detached family house of character built in the 1950's with later additions offering bright, spacious and well presented accommodation. This excellent home has the benefit of gas fired central heating and double glazed replacement windows throughout incorporates 4 bedrooms, luxury family bathroom with shower plus a shower room (ideally suitable as an en suite to the master bedroom), a fine sitting room over 20 feet in length with double glazed casement doors opening to the rear garden, separate dining room, excellent well fitted kitchen complete with appliances and a breakfast room. There is an integral garage approached by a private drive offering parking for 2 vehicles and the delightful rear gardens extending to a maximum of 88 feet in length enjoy a favoured westerly aspect and are fully enclosed by established trees and clipped hedges offering total privacy and shelter. **** NO ONGOING CHAIN ****

Situated in this highly desirable location in a private road just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose superstores are close at hand as is the Dolphin Leisure complex and a public footpath at the top of the road provides a natural venue for countryside walks. There are several well regarded schools in the locality catering for all age groups whilst Haywards Heath town centre is within easy reach offering a wide range of shops including The Broadway



with its array of restaurants. The A23 lies just over 5 miles to the west of the town providing a direct route to the motorway network, Gatwick Airport is 12 miles to the north and the cosmopolitan city of Brighton and the coast is 16 miles to the south.

GROUND FLOOR

Attractive Porch Tiled roof. Solid oak pillar. Oak panelled front door to:

Hall Good size understairs coats/store cupboard. 2 double glazed windows. Radiator with decorative cover. Engineered oak flooring. Handsome staircase with natural timber balustrade, engineered oak tread and risers to first floor.

Cloakroom Low level wc, basin with tiled splashback. Double glazed window. Wood effect vinyl flooring.

Dining Room 16' x 11' (4.88m x 3.35m) Ornate cast iron period style fireplace with tiled hearth, live flame coal effect gas fire. Double glazed window. Radiator. Engineered oak flooring. Decorative ceiling cornicing and picture rail. Wide opening to:

Sitting Room 20'2" x 11'2" (6.15m x 3.40m) A fine room enjoying a westerly aspect with 2 pairs of double glazed casement doors opening to the rear garden. Serving hatch to kitchen. TV aerial point. 2 radiators. Engineered oak flooring. Decorative ceiling, cornicing and picture rail.

Kitchen 11'3" x 9'7" (3.43m x 2.92m) Comprehensively fitted with an attractive range of units comprising inset stainless steel sink with basket, flexi mixer tap, adjacent onyx effect work surface, cupboards, integrated Neff **dishwasher** and plumbing for washing machine beneath. Wall cupboard. Matching L shaped work surface with fitted Neff **induction hob**, cupboards and drawers under. Built-in Neff brushed steel **electric double oven**, drawers under and cupboard over. Integrated tall **fridge** and **freezer**. Double glazed window. Part tiled walls. Heated tiled floor. Opening to:

Breakfast Room 9'1" x 7'1" (2.77m x 2.16m) Double glazed window. Radiator. Tiled floor. Stable door to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space housing gas boiler. Built-in airing cupboard housing unvented hot water cylinder with cupboard over. 3 wall light points.

Bedroom 1 11'10" x 11' (3.61m x 3.35m) 2 fitted double wardrobes with cupboards over. TV aerial point. Double glazed window. Radiator.

Shower Room Shower tray with Mira fitment, curtain and rail, pedestal basin, close coupled wc. Double glazed window. Radiator. Wood effect vinyl flooring. Note: The shower room is adjacent to Bedroom 1 and could easily be en suite if desired.

Bedroom 2 13'4" into recess x 10'7" (4.06m x 3.23m) Double glazed window. Radiator with decorative cover.

Bedroom 3 11'3" x 10'2" (3.43m x 3.10m) plus door recess. Double glazed window. Radiator.

Bedroom 4 10'7" into recess x 10'6" (3.23m x 3.20m) Large glazed book/display shelf unit. Double glazed window. Radiator. Natural oak flooring.

Bathroom with Shower White suite comprising corner bath with waterfall mixer tap, basin with waterfall mixer tap, large walk-in glazed shower, close coupled wc. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Double glazed window. Fully tiled walls. Heated tiled floor.

OUTSIDE

Integral Garage 13'7" x 10'8" (4.14m x 3.25m) Up and over door.

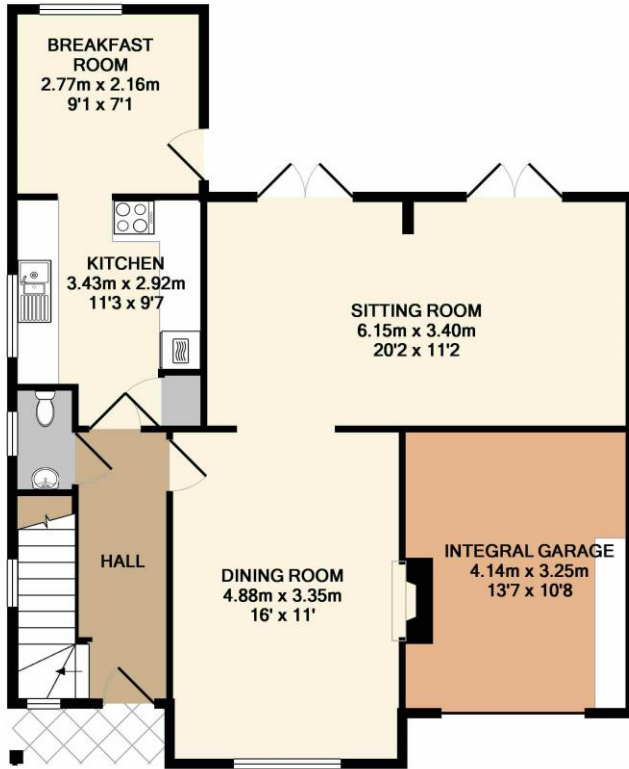
Private Drive Offering parking for 2 vehicles.

Front Garden Laid mainly as lawn with central paved path, spiral plant, established herbaceous borders planted with a variety of shrubs, small trees including hebe, bay, azaleas, buddleia, small topiary olive trees. Mature clipped hedges, evergreens and ivy to the boundaries. Gate to side access with water tap to:

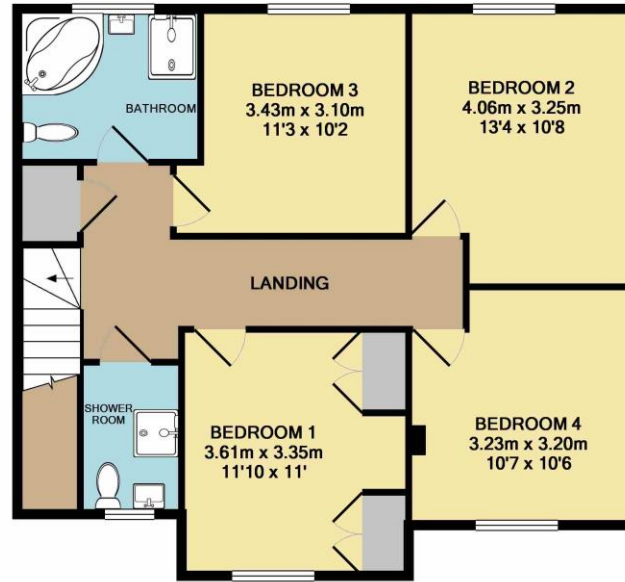
Most Attractive West Facing Rear Garden About 75 feet (22.86m) in length plus the exclusive use of an additional strip of garden at the far end. Arranged mainly as well kept level lawn planted with specimen fir and laurel tree, wide paved sun terrace adjacent to the house. **Timber shed**. Further side access. The garden is fully enclosed by mature clipped mixed hedging and trees including palms, bamboo, pittosporum, castor oil, evergreens, eucalyptus, oak etc. providing total privacy and shelter.

Note: Wickham Way is a private road and the owners pay £200 per annum towards road maintenance.





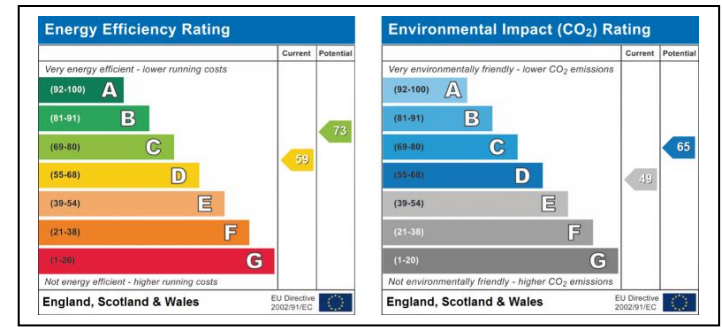
GROUND FLOOR
APPROX. FLOOR
AREA 77.9 SQ.M.
(839 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 70.1 SQ.M.
(755 SQ.FT.)

TOTAL APPROX. FLOOR AREA 148.1 SQ.M. (1594 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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