



2 Myra Mews

St Pauls on the Green, Haywards Heath, West Sussex. RH16 3SW



Mark Revall & Co

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£679,000

This exceptional detached family home built and finished to an extremely high standard by Charles Church in 2008 offers bright and well designed accommodation arranged on three floors and has the benefit of gas fired central heating and double glazing throughout with the added benefit of solar panels to substantially aid the electricity supply for the central heating system and providing household electricity. The double aspect sitting room overlooks the generous rear garden which extends to about 54 feet in length. The comprehensively fitted kitchen incorporates Bosch integrated appliances and is fitted to a very high standard. There are 5 generous bedrooms, the master bedroom benefits from a full en suite bathroom with built-in wardrobes, the guest bedroom also has an en suite shower room. There is a garage to the side of the property also providing further parking in front of the garage plus a further parking space on the front of the property. The rear garden is a particular feature of this home being larger than average for a modern house and is fully enclosed and enjoys level lawn area and a children's soft play area. Planning permission granted for a single storey rear extension Ref:12/04317/FUL (now lapsed).

Located towards the end of a quiet cul-de-sac in this much sought after small development with a central communal green. The house is within walking distance of Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town centre with its wide range of shops including The Broadway with



its array of restaurants and bars. There are several well regarded schools in the locality catering for all age groups, whilst the Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all close at hand. The picturesque village of Lindfield is also nearby and the A23 lies 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.6 miles to the north and the cosmopolitan city of Brighton and the coast is approximately 15 miles to the south. The South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walks.

GROUND FLOOR

Canopy Covered Entrance with outside light. Front door to:

Entrance Hall Amtico flooring. Radiator. Deep understairs cupboard with light and electric trip box. Plantation shutters.

Cloakroom Comprising low level wc with concealed cistern, wash basin set in vanity unit with cupboard beneath. Tiled splashback. Chromium ladder radiator. Extractor fan. Amtico flooring.

Kitchen/Dining Room 22'3" x 9'10" (6.78m x 3.00m) Extensively fitted with work surfaces with base units beneath comprising of ample cupboards and drawers, single drainer polycarbonate sink unit with brushed stainless steel mixer tap, Bosch **5 burner stainless steel gas hob** with matching light and filter over set in stainless steel canopy also Bosch **twin oven and grill**, integrated Bosch **fridge/freezer** and **dishwasher**. Matching eye level wall cupboards, 2 being glass fronted crockery cupboards, underlighting. Ceiling downlighters. Tiled splashbacks. Tiled flooring. Telephone point.

Dining Area Tiled flooring. Radiator. Telephone point. uPVC door to rear garden. Door to:

Utility Room 7'7" x 6' (2.31m x 1.83m) Plumbing for washing machine. Full height storage cupboard. Radiator. Tiled splashbacks. Extractor fan. Tiled flooring. Door to garden.

Family Room 14'10" x 9' (4.52m x 2.74m) Amtico flooring. Radiator. Plantation shutters. Telephone point. Ceiling downlighters.

Sitting Room 17'8" x 11' (5.38m x 3.35m) Attractive double aspect room which overlooks the rear garden also with double glazed French doors opening onto the garden and patio. Plantation shutters. Amtico flooring. TV aerial point. Radiator. Feature flush fitting wood burner set in oak surround with over mantle and tiled hearth.

FIRST FLOOR

Landing Turned Staircase, spindle balustrade. Radiator. Linen cupboard housing gas fired boiler for domestic hot water and central heating.

Master Suite

Bedroom 1 13'6" x 13' (4.11m x 3.96m) TV aerial point. Radiator. Telephone point. Laminate flooring. 2 sets of double wardrobe cupboards with sliding mirror doors.

En Suite Bathroom Comprising panelled bath with chromium monobloc tap large double shower cubicle with sliding glass doors and chromium plumbed in shower unit, low level wc with concealed cistern, vanity unit with inset wash basin with cupboards beneath. Shaver point. Extractor fan. Ceiling downlighters. Chromium ladder radiator. Tiled flooring. Fully tiled walls.

Generous Bathroom Suite comprising panelled bath with chromium monobloc tap, large shower cubicle with chromium plumbed shower unit and sliding glass doors, low level wc with concealed cistern, wash basin with chromium monobloc tap set in vanity unit with cupboard beneath. Chromium ladder radiator. Tiled flooring. Fully tiled walls. Extractor fan. Ceiling downlighters.

Bedroom 4 16'7" x 8'8" (5.05m x 2.64m) *Widening to 11'1" (3.38m)*. Radiator. Ceiling downlighters.

Bedroom 5 9'1" x 8'5" (2.77m x 2.57m) Radiator. Amtico tiled flooring.

Further turned staircase leading to:

SECOND FLOOR

Landing Shelved storage cupboard.

Bedroom 2 16'4" x 10'4" (4.98m x 3.15m) Amtico tiled flooring. Radiator. Double aspect. Deep storage cupboard. Telephone point.

Bedroom 3/Guest Suite 16'4" x 11'5" (4.98m x 3.48m) Double aspect. Amtico tiled flooring. Deep wardrobe cupboard with light. 2 further deep eaves storage cupboards. Telephone point. Radiator.

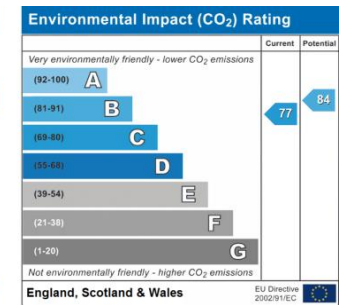
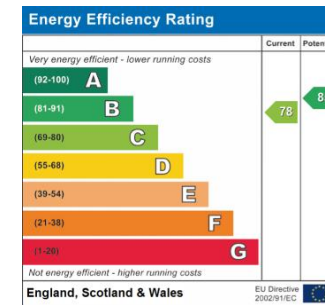
Large En Suite Shower Room With walk-in shower with chromium plumbed in shower unit, sliding glass doors, low level wc with concealed cistern, glass shelving, wash basin with monobloc tap set in vanity unit with cupboards beneath. Shaver point. Chromium ladder radiator. Extractor fan. Tiled flooring. Fully tiled walls.

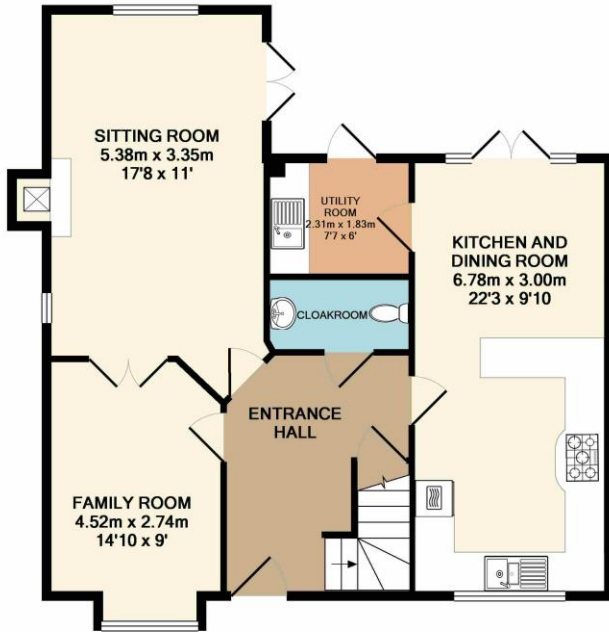
OUTSIDE

Attached Garage 20' x 9'9" (6.10m x 2.97m) Power and light. Solar panel control unit to feed central heating system and supply domestic electricity.

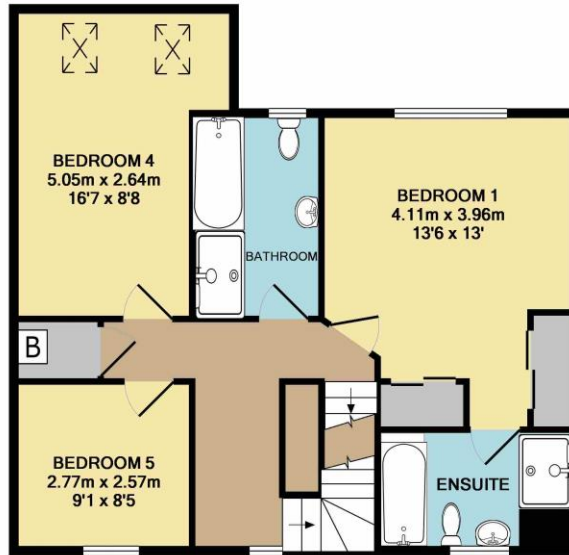
Front Garden Attractively arranged as block paved parking for additional vehicle. Mature shrubs. Pathway to side access. Outside light. Outside meter cupboards. Log store. Gated side access to:

Rear Garden Extending to 54 feet (16.46m) in length with extensive paved patio. Outside lighting. Water tap. Level lawn. Fruit cage. The gardens are fully enclosed by hedging and panelled fencing. Large childrens soft play area with climbing frame. Mature oak tree. **Metal garden shed**.

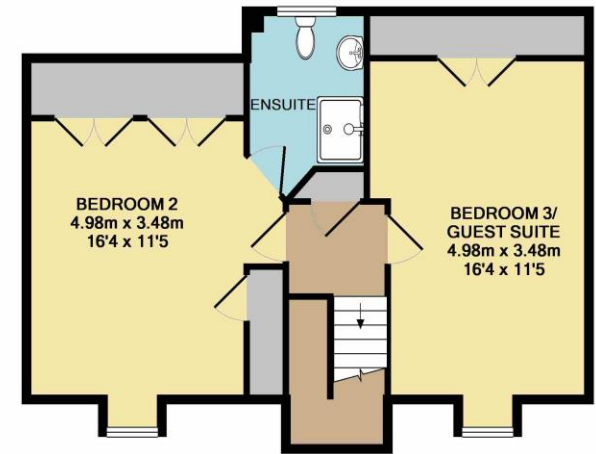




GROUND FLOOR
APPROX. FLOOR
AREA 66.7 SQ.M.
(718 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 62.7 SQ.M.
(675 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 50.9 SQ.M.
(548 SQ.FT.)

TOTAL APPROX. FLOOR AREA 180.3 SQ.M. (1941 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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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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