



**16 Orchard Way**  
Haywards Heath, West Sussex. RH16 1UX

## 16 Orchard Way Haywards Heath, West Sussex. RH16 1UX

£675,000

This splendid thoughtfully extended detached family home enjoys a delightful south facing rear garden and occupies a fine convenient location just a short walk to the station and Harlands Primary School. This excellent home incorporates 4 bedrooms including a large master bedroom with walk-in wardrobe and luxury en suite shower room, a family bathroom, a spacious sitting room with wood burner and bi-fold doors opening to the garden, a superb comprehensively fitted kitchen with dining room, downstairs cloakroom and a useful utility/store room. There is a private block paved drive offering parking for 2-3 vehicles and the beautiful gardens are arranged mainly as well tended lawn with a wide paved sun terrace all enclosed by timber fencing and established clipped hedging. **Planning permission (DM/19/4962)** has been granted for a single storey side extension and conversion of the loft space.

Situated in this quiet cul-de-sac lying immediately off Fairfield Way 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). The well regarded Harlands Primary School is close at hand and there are several excellent secondary schools and colleges in the area catering for all age groups. Also close at hand is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores, whilst the town centre is within easy reach offering a wide range of shops as is The Broadway with its array of restaurants. The A23 lies 4.3 miles to the west providing a direct route to the



motorway network, Gatwick Airport is 11.7 miles to the north and the cosmopolitan city of Brighton and the coast is 15.8 miles to the south. The South Downs National Park and Ashdown Forest are within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Porch** Brick pillar. Attractive double glazed composite front door to:

**Hall** Understairs cupboard. Telephone point. Radiator with decorative cover. Double glazed window. Engineered oak flooring. Stairs to first floor.

**Cloakroom** Close coupled wc and basin with single lever mixer tap, tiled splashback. Recessed cupboard housing meters and trip switch. Extractor fan. Large recessed mirror. Double glazed window. Radiator. Engineered oak flooring.

**Sitting Room** 20'1" x 14'9" (6.12m x 4.50m) Fireplace with recessed Morso cast iron wood burner, slate hearth. TV aerial point. Large fitted display/book shelving unit with storage space below. Double glazed window. Radiator. Engineered oak flooring. Double glazed bi-fold doors to rear garden. Wide opening to:

**Kitchen with Dining Room** 22'7" x 10'4" (6.88m x 3.15m) A splendid triple aspect room. Well fitted with attractive range of shaker style units with hardwood work surfaces comprising double butlers sink with single lever mixer tap, adjacent work surfaces, cupboard, storage space, drawers and integrated **dishwasher** under. Wall mounted Glow-worm gas boiler. Matching worktop with cupboards and drawers under. Fitted Neff brushed steel **5 ring gas hob** with brushed steel extractor hood over flanked by high level cupboards. Built-in Neff **electric double oven**, cupboard under and over. Tall pull out larder unit. Tall recess ideal for upright fridge/freezer. Built-in shelved storage cupboard with cupboard over. 4 double glazed windows. Radiator. Part tiled walls. Tiled floor. Double glazed door to outside.

**Utility/Storage Room** 10'9" x 7'5" (3.28m x 2.26m) Plumbing for washing machine. Ample coat hanging space. Double glazed window. Radiator. Tiled floor.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space housing Mega-flo hot water tank. Built-in slatted shelved linen cupboard. Double glazed window.

**Bedroom 1** 13'10" x 11'4" (4.22m x 3.45m) **Walk-in wardrobe** with hanging rails, wire shelving and basket storage, radiator and ceiling downlighters. Further built-in wardrobe. Double glazed window. Radiator.

**En Suite Shower Room** Large walk-in shower with Aqualisa thermostatic control, glass screen, basin with single lever mixer tap, drawers beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

**Bedroom 2** 14'3" x 10'6" (4.34m x 3.20m) Double aspect. Built-in double wardrobe with cupboard over. 3 double glazed windows. Radiator.

**Bedroom 3** 13' x 8" (3.96m x 2.44m) *plus door recess.* Double glazed window. Radiator.

**Bedroom 4** 9'11" x 8' (3.02m x 2.44m) Double aspect. Built-in double wardrobe with cupboards over. 2 double glazed windows. Radiator.

**Family Bathroom** White suite comprising bath with mixer tap and shower attachment, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Heated chromium ladder towel warmer/radiator. Part tiled walls. Non slip vinyl flooring.

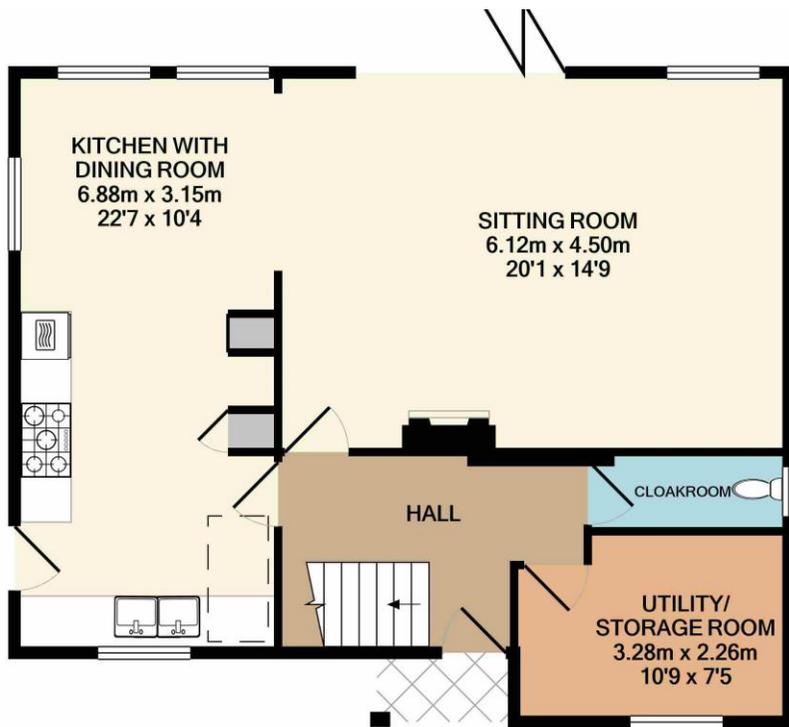
## OUTSIDE

**Block Paved Parking to the Front** Offering space for 3 vehicles.

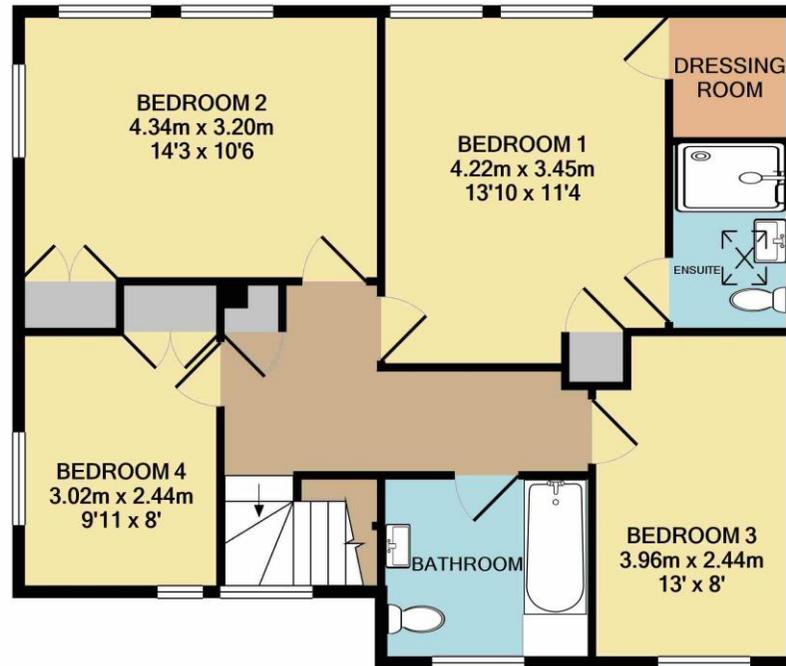
**Front Garden** Neatly laid to lawn with borders planted with germander and forsythia.

**Lovely South Facing Rear Garden** About 58 feet (17.68m) in depth x 46 feet (14.02m) in width. Well tended arranged mainly as lawn with a shaped block paved terrace with brick retaining wall adjacent to the house, raised herb bed, block paved path to one side with adjacent herbaceous border well stocked with a wide variety of plants and shrubs, established specimen and apple tree. **Timber workshop** 15'3 x 9'4. **Timber shed.** The garden is fully enclosed by timber fencing, established beech and laurel hedges offering shelter and seclusion.

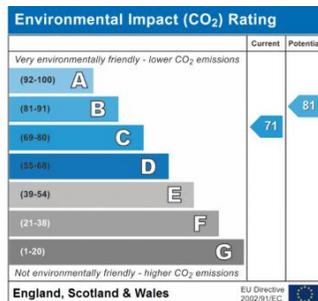
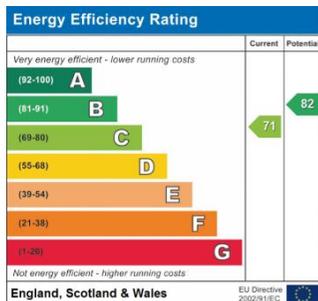




GROUND FLOOR  
APPROX. FLOOR  
AREA 66.0 SQ.M.  
(710 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 67.7 SQ.M.  
(728 SQ.FT.)  
  
TOTAL APPROX. FLOOR AREA 133.6 SQ.M. (1439 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.  
Made with Metropix ©2020

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
haywardsheath@markrevill.com

