



**100 Sunnywood Drive**  
Haywards Heath, West Sussex. RH16 4PB





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£445,000

This attractive detached house has been extensively and tastefully renovated in recent years and enjoys the benefit of a delightful west facing rear garden extending to about 80 feet in length. The bright, spacious and well presented accommodation has the benefit of gas fired central heating and double glazed replacement windows throughout and features a fine double aspect sitting/dining room, an excellent refitted kitchen complete with electric oven and induction hob, 3 bedrooms and a refitted bathroom with white suite. There is a detached garage with an electric roller door, the front garden offers space for additional parking if required and the delightful rear garden is arranged with a paved sun terrace, level lawn and an extensive soft fruit and vegetable garden with timber shed, greenhouse and polytunnel. The house offers excellent scope for extension or enlargement into the loft space subject to obtaining the usual planning consents.

Situated in this popular established location just a short walk to Victoria Park with its tennis courts, Ashenground Woods offering a natural venue for walking and to the town centre with its wide range of shops. Also close at hand is The Broadway with its array of restaurants and the mainline railway station providing a fast and frequent





service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town also has a leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick airport is 14.5 miles to the north and cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive.

## GROUND FLOOR

**Porch** uPVC panelled replacement front door and side screen to:

**Hall** Understairs storage cupboard. Radiator. Quality vinyl flooring. Stairs to first floor.

**Cloakroom** Close coupled wc and basin with mixer tap and tiled splashback.

**Sitting/Dining Room** 22'2" x 13'6" (6.76m x 4.11m) Handsome marble fireplace and hearth with beech surround, fitted coal effect electric fire. TV aerial point. Large double glazed picture window to front. 2 radiators. Further double glazed window and casement doors to rear garden.

**Excellent Kitchen** 13'1" into door recess x 9'1" (3.99m x 2.77m) Comprehensively fitted with an attractive range of units comprising inset stainless steel sink, extensive adjacent work surfaces, cupboards incorporating 2 magi-corners, drawers and appliance space under. Fitted Neff **induction hob** with brushed steel extractor hood over flanked by wall cupboards. Built in Bosch brushed steel **electric double oven**, cupboard under and over. Range of wall cupboards. Worktop lighting. Tall recess ideal for upright fridge/freezer. Double glazed window. Part tiled walls. Quality vinyl flooring.

## FIRST FLOOR

**Landing** Hatch to floor boarded loft space. Built in slatted shelved linen cupboard housing gas combination boiler. Double glazed window.

**Bedroom 1** 13'6" x 11'1" (4.11m x 3.38m) Double glazed window. Radiator.

**Bedroom 2** 13'6" x 8'9" (4.11m x 2.67m) Enjoying an attractive outlook over the rear garden and woodland beyond. Double glazed window. Radiator.

**Bedroom 3** 7'10" x 6'3" (2.39m x 1.91m) Deep built in shelved storage cupboard. Double glazed window. Radiator.

**Refitted Bathroom** White suite comprising shaped bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Fully tiled walls. Tiled floor.

## OUTSIDE

**Detached Garage** 16'1" x 7'11" (4.90m x 2.41m) Electric roller door. Power and light points. Side door.

**Front Garden** Laid to lawn. Offering scope for additional parking if required.

**Delightful West Facing Rear Garden** About 80 feet (24.38m) in length. Arranged mainly as lawn, paved sun terrace adjacent to the house, herbaceous beds and borders. Good size productive fruit and vegetable garden with soft fruit bushes. At the far end there is a **timber shed**, polycarbonate **tunnel** and **greenhouse**.



## Floor Plan & EPC

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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**Mark Revill & Co**