



Kendal, 13 Wickham Close
Haywards Heath, West Sussex. RH16 1UH

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Price £540,000

This most attractive detached house offers bright and well presented accommodation and enjoys a delightful west facing rear garden arranged with a wide paved sun terrace and level lawn. The property has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 bedrooms (all with quality fitted furniture), a luxurious bathroom with a Villeroy & Boch suite, downstairs cloakroom, good size triple aspect sitting and dining room and a comprehensively fitted kitchen complete with Miele appliances. There is a garage approached by a block paved drive and turning area offering parking for 3 vehicles and planning permission was granted (now lapsed) for a ground floor extension to the rear enlarging the kitchen and dining room.

Situated in this highly desirable location in a private close 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 Wickham Way provides access to the surrounding countryside. Haywards Heath town centre is within easy reach offering a wide range of shops as is The Broadway with its array of restaurants and there are several well regarded schools in the locality catering for all age groups. The A23 lies just over 5



miles to the west of the town providing a direct route to the motorway network, Gatwick Airport is 12.6 miles to the north, the cosmopolitan city of Brighton and the coast is 16 miles to the south and the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for walking.

GROUND FLOOR

Recessed Porch Quarry tiled step. Most attractive double glazed replacement front door to:

Hall Telephone point. Radiator. Double glazed window. Stairs to first floor.

Cloakroom Wc with concealed cistern, glass basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Illuminated wall mirror. Double glazed window. Ceiling downlighters. Fully tiled walls. Pebble effect vinyl flooring.

Fine Sitting and Dining Room

Sitting Room 20'2" x 11' (6.15m x 3.35m) A fine double aspect room. Handsome marble tiled open fireplace and hearth with polished timber surround. TV aerial point. 3 wall light points. 2 double glazed windows. 2 radiators. Wide opening to:

Dining Room 9'4" x 6'11" (2.84m x 2.11m) Radiator. Double glazed sliding doors to rear garden.

Excellent Kitchen 13'9" x 9' (4.19m x 2.74m) Comprehensively fitted with a quality range of units with granite work surfaces complete with Miele appliances comprising inset bowl and a half sink with mixer tap and waste disposal unit, extensive adjacent work surfaces, cupboards, drawers, integrated **dishwasher** and **wine fridge** beneath. Fitted **4 ring gas hob** with extractor hood over. Window pelmet with lighting flanked by tall wall cupboards, worktop lighting beneath. Matching work top, cupboards under. Built in **steamer oven** cupboards under and over, **electric pyrolytic oven**, **combination microwave/oven** over, drawers under, cupboard over. Plate rack and wine storage wall unit. Tall recess for upright fridge/freezer. Radiator. Timber clad ceiling with inset lighting. Fully tiled walls. Tiled floor. Double glazed door to outside.

FIRST FLOOR

Landing Hatch with pull down ladder to fully floor boarded loft space. Built in airing cupboard housing pre-insulated hot water cylinder with slatted shelf, cupboard over. Double glazed window. Radiator.

Bedroom 1 13'10" plus wardrobes x 11' plus recess (4.22m x 3.35m) Bespoke range of walnut furniture comprising 3 double and single wardrobe incorporating hanging rails, shelving and lighting, inset dressing table with mirror and high level cupboard over. Double glazed window. Radiator.

Bedroom 2 12' into door recess x 11'3" (3.66m x 3.43m) 2 fitted double wardrobes. Door to good size eaves storage area with light point. Double glazed window. Radiator.

Bedroom 3 10'5" x 5'6" plus wardrobes (3.18m x 1.68m) One wall fitted with a comprehensive range of furniture including two double wardrobes and a central tall boy incorporating drawers. Double glazed window. Radiator.

Luxury Bathroom Villeroy and Bosch white suite comprising double ended bath with floor mounted mixer tap and hand held attachment, fully tiled glazed shower cubicle with hand held and rain water fittings, counter mounted shaped basin with drawers beneath, wc with concealed cistern. Heated chrome towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Pebble effect vinyl flooring.

OUTSIDE

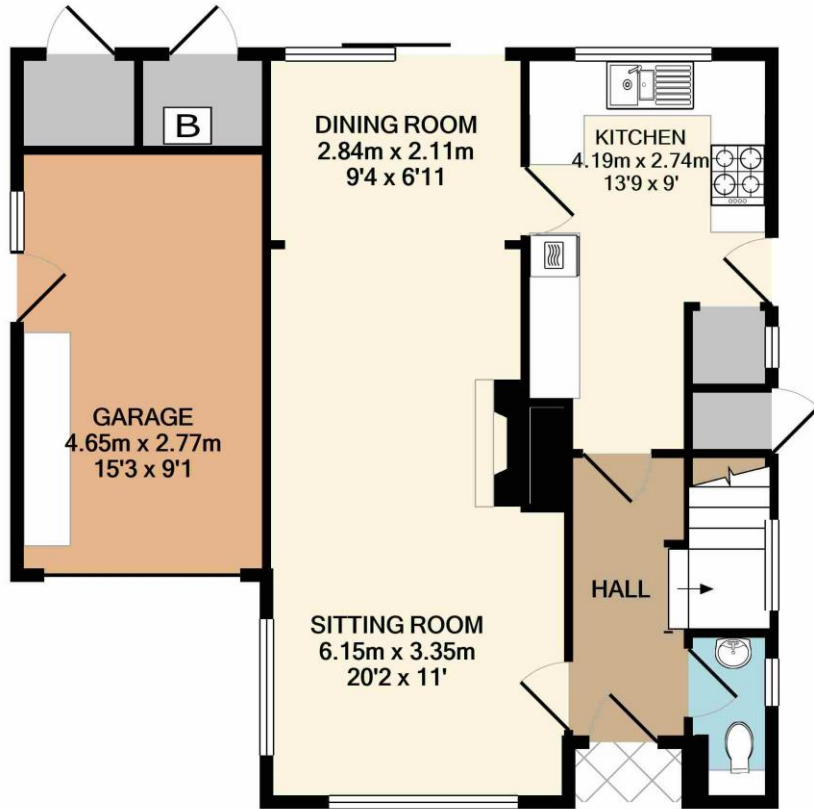
Attached Garage 15'3" x 9'1" (4.65m x 2.77m) Up and over door. Light and power points. Plumbing for washing machine. Electric meter and trip switches. Double glazed door to garden.

Wide Block Paved Drive and Parking Area to the Front Offering space for 3 vehicles. Paved side access with gate to:

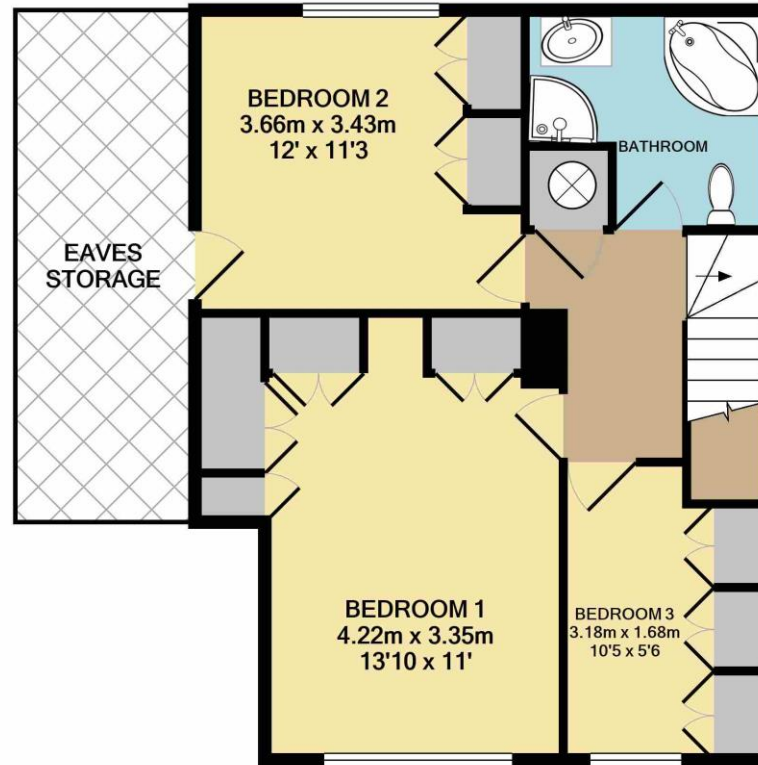
Lovely West Facing Rear Garden About 46 feet deep (14.02m) by 39 feet wide (11.89m). Arranged with a wide paved sun terrace with central steps flanked by flower beds to a well tended level lawn with herbaceous borders on two sides containing a variety of flowers, plants, roses and shrubs. 2 built in **garden stores** one housing gas boiler. Water tap. Outside light. Further paved side access with integral coal store, adjacent border planted with specimen hostas with gate to front. The garden is fully enclosed by timber fencing.

Note Planning permission (now lapsed) was granted for a ground floor extension enlarging the kitchen and dining room.



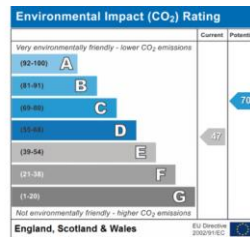
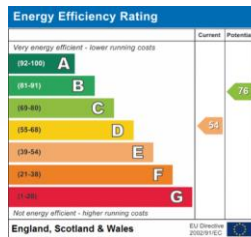


GROUND FLOOR
APPROX. FLOOR
AREA 60.2 SQ.M.
(648 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 50.0 SQ.M.
(539 SQ.FT.)

TOTAL APPROX. FLOOR AREA 110.2 SQ.M. (1187 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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