



Ashcot

15 Orchard Way, Haywards Heath, West Sussex. RH16 1UX



Mark Revill & Co

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West Sussex. RH16 1UX

Price Guide £625,000

Ashcot is a fine detached house built about 60 years ago which has been enlarged to offer bright and well planned accommodation. The house has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 good size bedrooms, shower room, an extremely spacious bathroom, downstairs cloakroom, a fine triple aspect sitting room, family room, separate dining room, a well fitted kitchen and a splendid double glazed conservatory. There is a detached brick built garage approached by a wide gravelled drive offering parking for 4 vehicles and a particular feature of the property is the beautiful south facing gardens extending to about 72 feet in width x 50 feet in depth arranged with well tended lawns, a wide paved sun terrace with courtyard and is stocked with an abundance of colourful flowers and shrubs. The house offers **excellent scope for an extension** to the side, subject to obtaining the usual planning consents.

Situated in this quiet established cul-de-sac lying immediately off Fairfield Way just a short walk to Haywards Heath mainline 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 as is Haywards Heath Sixth Form College, the Dolphin Leisure centre, Sainsbury's and Waitrose superstores 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 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 beautiful natural venues for countryside walking.

GROUND FLOOR

Recessed Porch Quarry tiled floor. Solid wood panelled front door to:

Hall Understairs storage cupboard with window and telephone point. Radiator. Wood block flooring. Stairs to first floor.

Cloakroom Close coupled wc and basin with tiled splashback. Vinyl flooring.

Sitting Room 18' x 10'7" (5.49m x 3.23m) A fine triple aspect room enjoying an outlook to the front and rear garden. Handsome red brick fireplace with quarry tiled hearth and mantle, fitted live flame coal effect gas fire. TV aerial point. 4 double glazed windows. 2 radiators.

Family Room 9'5" x 9'3" (2.87m x 2.82m) Shelved display recess. Radiator. Double glazed casement doors to rear garden.

Dining Room 12'8" plus door recess x 8'7" (3.86m x 2.62m) Triple aspect. Tall cupboard housing gas and electric meters. 3 double glazed windows. Radiator. Wood block flooring.

Kitchen 11'10" x 12'7" (3.61m x 3.84m) into door recess. Well fitted with attractive range of timber fronted units with quartz work surfaces incorporating deep stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine and dishwasher beneath. Cannon **gas cooker** with concealed extractor hood over flanked by wall cupboards, shelved unit and cupboard housing Potterton gas boiler. Bosch **fridge/freezer**, high level cupboard over. Built-in pantry with tiled shelf and window. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

Double Glazed Conservatory 10' x 7'7" (3.05m x 2.31m) Double glazed on three sides with double glazed roof and door to outside. Tiled floor.

FIRST FLOOR

Landing Double glazed window.

Bedroom 1 13'4" x 10'8" (4.06m x 3.25m) Double aspect. Range of fitted wardrobes to one wall incorporating hanging rails and shelving. 3 double glazed windows. 2 radiators.

Bedroom 2 10'3" x 9'5" (3.12m x 2.87m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 3 9'7" x 9'3" (2.92m x 2.82m) Built-in double wardrobe with cupboard over. Hatch with pull down ladder to loft space. Double glazed window. Radiator.

Spacious Bathroom 17'5" (5.31m) White suite comprising corner bath with traditional mixer tap and telephone style shower attachment, tiled surround, close coupled wc, pedestal basin with tiled splashback. Central shelved recess, flanked by built-in storage cupboards. Built-in airing cupboard with slatted shelving and pre-insulated hot water cylinder. Heated chromium ladder towel warmer. 2 double glazed windows. Radiator. Karndean flooring.

Shower Room Fully tiled shower cubicle with glazed door, Mira fitment. Double glazed window. Radiator. Karndean flooring.

OUTSIDE

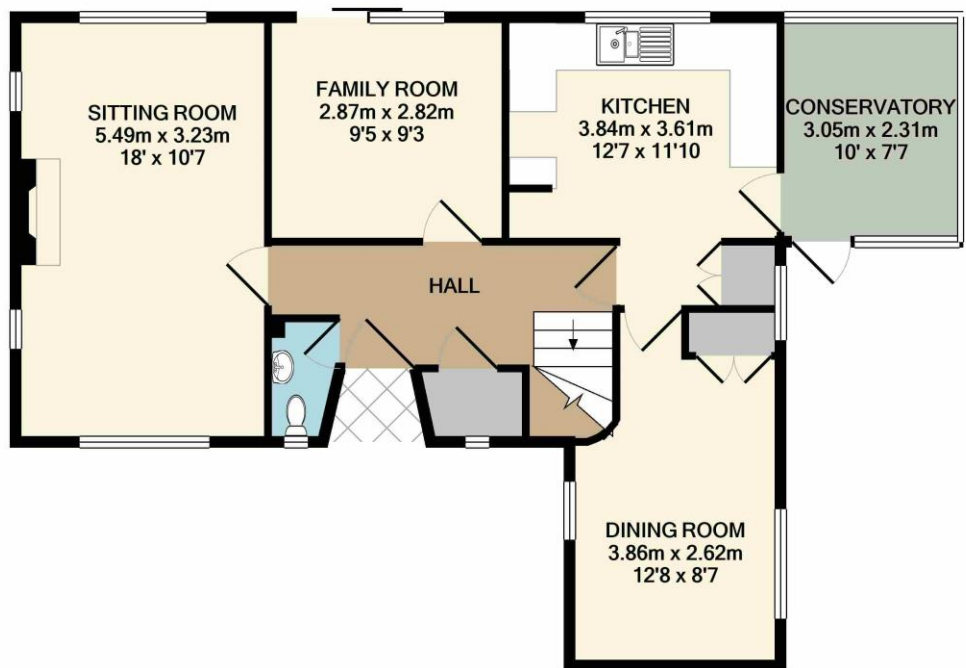
Detached Brick Built Garage 15'11" x 8'11" (4.85m x 2.72m) Up and over door. Light and power points. Eaves storage. Rear door to garden.

Private Wide Gravelled Drive Offering parking for 3 vehicles.

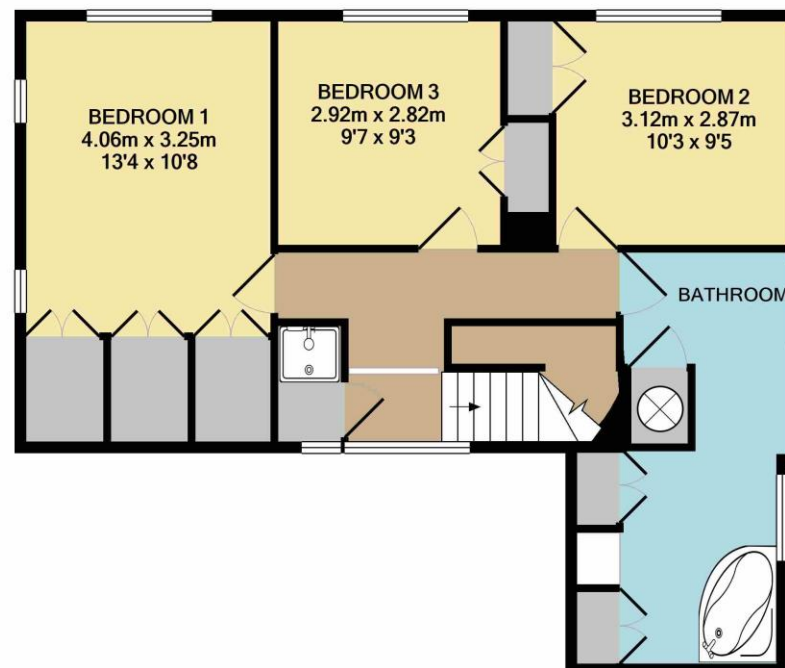
Front Garden Arranged on either side of the drive laid to well kept lawns with shrub beds and slate filled borders, roses, specimen shrubs and small trees including camellia and azalea. Gate to side access and to rear courtyard.

Lovely South Facing Rear Garden About 72 feet (21.95m) in width x 50 feet (15.24m) in depth. Beautifully kept arranged with a wide two tier natural stone paved terrace incorporating a circular motif brick retaining walls, steps to a well tended lawn with well stocked flower and shrub borders, central curved herbaceous bed, and mature apple tree. Timber shed with adjacent pebble filled area, timber gazebo. Block paved courtyard with double gates to drive. Area adjacent to the garage with **greenhouse**, garden stores and brick built barbecue. Ample space to the side of the house offering **excellent scope for extension**, subject to obtaining the usual planning consents.





GROUND FLOOR
APPROX. FLOOR
AREA 66.4 SQ.M.
(715 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 62.2 SQ.M.
(670 SQ.FT.)

TOTAL APPROX. FLOOR AREA 128.7 SQ.M. (1385 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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