



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

 **Mark Revill & Co**



## 88 Sunnywood Drive

Haywards Heath, West Sussex. RH16 4PB

£365,000

This excellent well extended semi detached house offers large ground floor accommodation featuring a through sitting and living room (22'9" in length) and an excellent well fitted L shaped kitchen with dining room (19' in length). The bright and well presented accommodation also incorporates 3 bedrooms, features a refitted bathroom with white suite, has the benefit of gas fired central heating and double glazed replacement windows throughout. There is a brick built garage and the most attractive rear garden is arranged on four tiers, extends to about 70 feet in length and enjoys a favoured westerly aspect.

Situated in this popular established location just a short walk to Victoria Park with its tennis courts and to the town centre offering a wide range of shops. Also close at hand is The Broadway with its array of restaurants and Haywards Heath mainline railway station offering 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 modern 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 the cosmopolitan city of Brighton and the coast is a similar distance 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

**Entrance Porch** uPVC double glazed replacement front door and side screen to:

**Hall** Useful understairs cupboard. Radiator. Wood effect Karndean flooring. Stairs to first floor.

**Sitting and Dining Room** 22'9" x 11'10" (6.93m x 3.61m) *narrowing to 8'4" (2.54m)*. Most attractive cast iron open fireplace with slate hearth. Telephone point. TV aerial point. 2 radiators. Wood effect Karndean flooring. Wide opening to:

**Kitchen with Dining Room** L shaped 19' x 13'10" (5.79m x 4.22m) *narrowing to 7' (2.13m)*.

**Kitchen** 19' x 7' (5.79m x 2.13m) Comprehensively fitted with attractive range of units comprising inset composite sink with mixer tap, extensive adjacent work surfaces extended to form peninsula unit incorporating breakfast bar, cupboards, drawers and appliance space with plumbing for dishwasher under. Wall cupboard. Space for tall fridge/freezer. Matching worktop with cupboards and built-in Bosch **electric oven**, fitted Bosch **4 ring gas hob** with extractor hood over flanked by wall cupboards. Large built-in shelved storage cupboard. Further worktop, cupboard and plumbing for washing machine under. Wall mounted Worcester combination gas boiler. Fitted shelf. Built-in broom/storage cupboard. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Tiled floor. Double glazed door to outside.

**Dining Room** 8'10" x 7'2" (2.69m x 2.18m) 2 wall light points. Radiator. Ceiling downlighters. Wood effect Karndean flooring. Double glazed casement doors to rear garden.

## FIRST FLOOR

**Landing** Hatch to loft space. Double glazed window.

**Bedroom 1** 12'1" x 11'2" (3.68m x 3.40m) Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 2** 11'2" x 10'4" (3.40m x 3.15m) Built-in wardrobe with cupboard over, adjacent built-in slatted shelved linen cupboard. Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 3** 7'7" x 6'3" (2.31m x 1.91m) Double glazed window. Radiator. Wood effect laminate flooring.

**Refitted Bathroom** Contemporary white suite comprising L shaped bath with mixer tap and independent shower over, glazed screen, basin with single lever mixer tap, cupboard under, wc with concealed cistern. Double glazed window. Upright radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

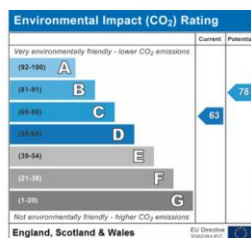
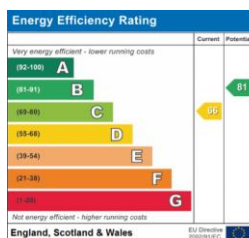
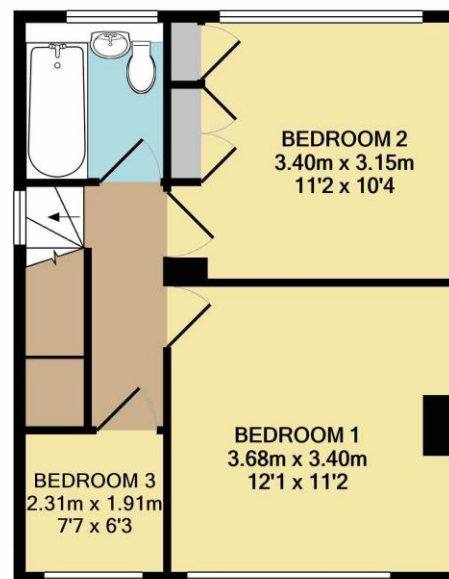
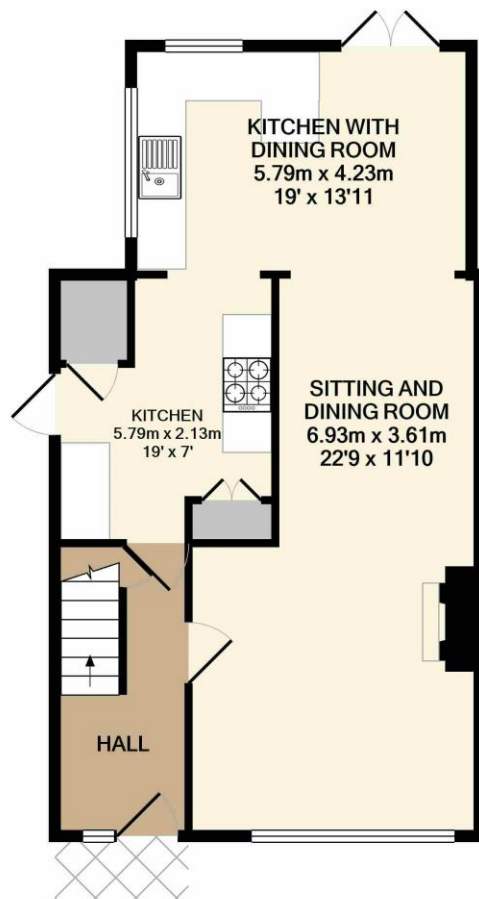
## OUTSIDE

**Brick Built Garage** Up and over door.

**Long Front Garden** Laid to lawn, planted with central tree and shrubs to the party boundary, herbaceous border adjacent to the house.

**West Facing Rear Garden** About 70 feet (21.34m) in length. Arranged on four tiers, upper timber decking with steps to a level lawn with established pittosporum, red robin and **timber shed**. Timber steps to a further lawn enclosed by a stone filled path with raised flower/shrub bed with 2 L shaped flower planters with further steps to a lower play area. The garden is fully enclosed by timber fencing.





GROUND FLOOR  
APPROX. FLOOR  
AREA 47.6 SQ.M.  
(512 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 36.9 SQ.M.  
(397 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.4 SQ.M. (909 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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