



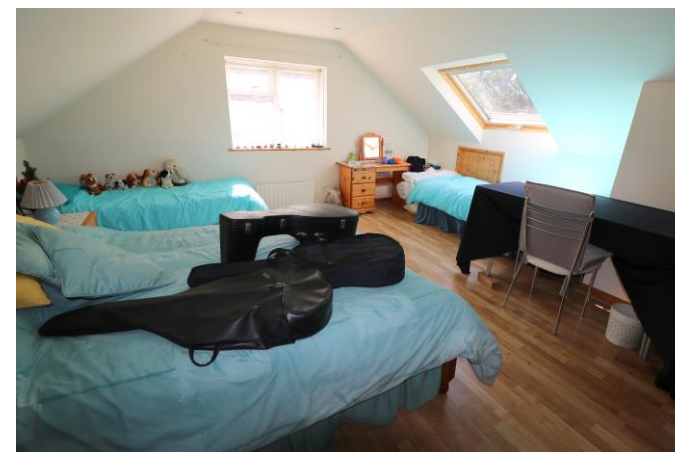
31 Farlington Avenue
Haywards Heath, West Sussex. RH16 3EZ

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£475,000

This detached chalet style residence has been considerably extended and enlarged to create an extremely spacious and versatile accommodation. The property has benefit of gas fired central heating and double glazed replacement windows throughout and incorporates a large sitting/dining room (21' x 16'6") with folding doors to a study/hobbies room, a 20 foot kitchen/breakfast room, double glazed conservatory and 3 double bedrooms including a first floor main bedroom suite with bathroom plus an additional family bathroom on the ground floor. There is a 22 foot brick built detached garage approached by a private block paved drive offering parking for 3-4 vehicles and the attractive west facing rear garden extends to about 70 feet in length arranged with a paved sun terrace, lawn, enclosed by a wide variety of shrubs and trees offering shelter and seclusion. NO ONWARD CHAIN

Situated in this much favoured established location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand offering a wide range of shops and an array of restaurants and there are several well regarded schools in the locality. The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are in the nearby vicinity and the A23 lies 5.5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 15 miles to the north and the cosmopolitan city



of Brighton and the coast is a similar distance to the south whilst the South Downs National Park and Ashdown Forest are within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Recessed Porch Double glazed replacement front door to:

Hall Understairs coats/store cupboard. Electric meter cupboard. Radiator.

Sitting/Dining Room 21' into dining recess x 16'6" (6.40m x 5.03m) Double aspect with outlook over rear garden. Fireplace with inset electric coal effect fire. TV aerial point. 2 wall light points. 2 double glazed windows. Double glazed sliding doors to conservatory. Folding doors to:

Study/Hobbies Room 10'3" x 10'2" (3.12m x 3.10m) Double glazed window. Radiator. **Note:** The above room can easily be re-instated with the sitting/dining room as one larger area if desired.

Kitchen/Breakfast Room 20'2" x 7'9" (6.15m x 2.36m) widening to 10'4" (3.15m) in breakfast area. Inset stainless steel sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and appliance space under. Plumbing for washing machine. Range of wall cupboards and corner shelved units. Matching worktops, cupboards and appliance space under. Recess for cooker with extractor hood over flanked by wall units (2 glazed). Space for upright fridge, open shelving over. Tall cupboard housing gas boiler. 2 double glazed windows. 2 radiators. Part tiled walls. Wood block flooring. Stairs to first floor. Double glazed door to:

Double Glazed Conservatory 15'9" x 8'8" (4.80m x 2.64m) Double glazed on three sides with polycarbonate ceiling and casement doors to rear garden.

Bedroom 2 14'7" x 10' (4.45m x 3.05m) Range of fitted furniture comprising double bed recess with cupboards and pelmet with lighting over, flanked by cupboard, glass shelving and drawer units. 3 double and 1 single wardrobes, chest of drawers and dressing table unit and corner shelf unit. Double glazed window. Radiator.

Bedroom 3 10'6" x 10'2" (3.20m x 3.10m) Double aspect. Fitted triple wardrobe and display unit incorporating cupboards, drawers and open book/display shelving over. 2 double glazed windows. Radiator. Vinyl flooring.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin and glazed shower cubicle. Wall light with shaver point. Wall mounted convector heater. 2 double glazed windows. Radiator. Suspended ceiling with inset lighting. Fully tiled walls. Tiled floor.

Separate WC Close coupled wc, basin. Double glazed window. Radiator.

FIRST FLOOR

Bedroom 1 16'4" x 15'10" (4.98m x 4.83m) Double aspect. Eaves storage space on two sides. 2 double glazed velux windows, further double glazed window. 2 radiators. Ceiling downlighters. Timber effect vinyl flooring.

En Suite Bathroom White suite comprising corner bath, fully tiled glazed shower cubicle with electric Triton fitment, pedestal basin, close coupled wc. Walk-in airing cupboard housing pre-insulated hot water tank and access to eaves storage. Double glazed window. Radiator. Ceiling downlighters. Vinyl flooring.

OUTSIDE

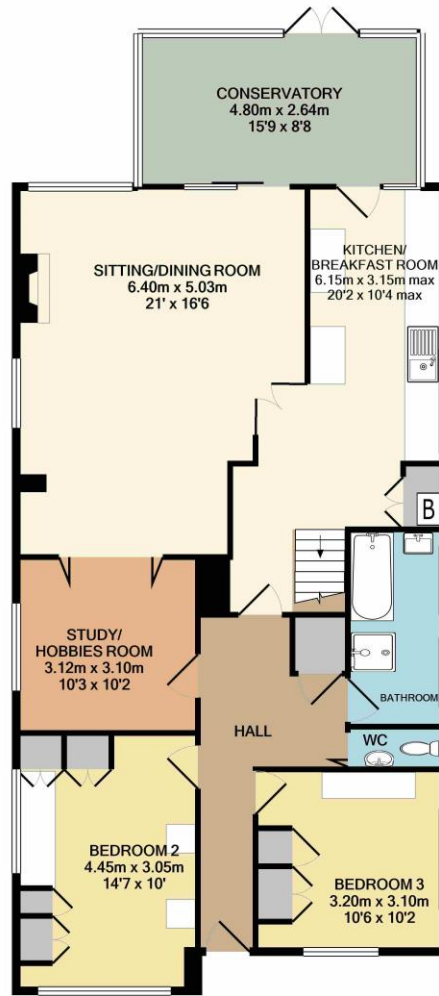
Detached Brick Built Garage 22'3" x 8'4" (6.78m x 2.54m) Up and over door. Light and power points. Rear door.

Private Drive and Parking Area to the Front Offering space for 3-4 vehicles.

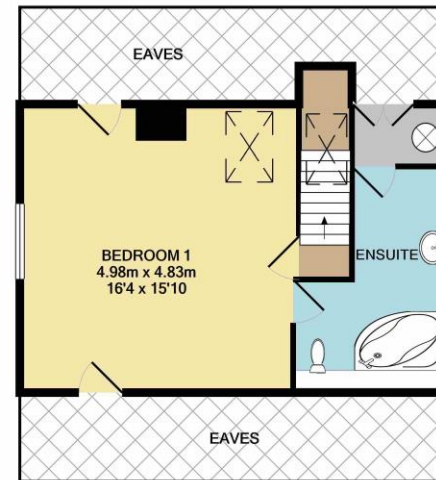
Front Garden Laid mainly to lawn with shrub borders, block paved path. Side access with gate.

North West Facing Rear Garden About 78 feet (23.77m) in length. Arranged with paved sun terrace adjacent to the property with fish pond, deep herbaceous bed with mature apple tree and pieris, lawn, shrub border, **greenhouse**. Paved area at the far end with inset herbaceous beds planted with flowers, shrubs, apple tree and grasses, further mature borders, **timber shed**. The garden is fully enclosed by chain link fencing and planted with a variety of shrubs providing shelter and seclusion.





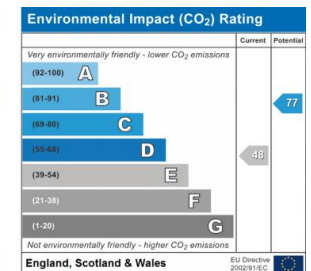
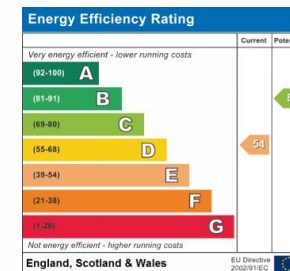
GROUND FLOOR
APPROX. FLOOR
AREA 112.7 SQ.M.
(1213 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.2 SQ.M.
(401 SQ.FT.)

TOTAL APPROX. FLOOR AREA 150.0 SQ.M. (1614 SQ.FT.)

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

