



**4 Shire Lane**  
Haywards Heath, West Sussex. RH16 4UX



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£950,000

This stunning recently built contemporary home constructed to an extremely high specification by Crest Nicholson offers bright and exceptionally well presented accommodation arranged over three floors. This splendid home has the benefit of gas central heating, double glazing, high level of insulation and features 2 fine reception rooms, study, superb comprehensively fitted kitchen/breakfast room complete with appliances, 5/6 bedrooms including a top floor guest suite and a recreation/cinema room and 3 luxurious shower/bathrooms (2 en suite). The property is complimented by natural timber panelled internal doors with chromium furniture, low energy downlighting, sound system and media plate to several rooms. The property also has the benefit of a double garage with electronically operated up and over door approached by a wide block paved drive and the beautifully landscaped walled rear garden enjoys a favoured southerly aspect arranged with a raised sun terrace extending the width of the house with steps to a well tended lawn.

Shire Lane is a small select cul-de-sac lying off Bolnore Road in this highly desirable location opposite the beautiful Beech Hurst Gardens with its restaurant, tennis courts and miniature railway and just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre with its comprehensive range of shops and The Broadway with its array of restaurants are both close at hand as is the Dolphin Leisure complex, Sainsbury's and Waitrose superstores. There are several well regarded schools and colleges in the locality catering for all age groups, the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.8 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.



## GROUND FLOOR

**Entrance Hall** Radiator. Telephone point. High gloss tiled floor. Stairs to first floor.

**Cloakroom** wc with concealed cistern, pedestal basin with single lever mixer tap. Half tiled walls. High gloss tiled floor.

**Study** 10'8" x 5'11" (3.25m x 1.80m) Double aspect with bay window to front. Radiator.

**Sitting Room** 17'2" x 13'2" (5.23m x 4.01m) A fine double aspect room. Handsome contemporary stone fireplace with polished stone hearth, fitted gas fired. Media plate. 2 radiators. Double glazed casement doors to rear garden.

**Dining Room** 13'8" x 11'1" (4.17m x 3.38m) Wide bay window to front. Radiator.

**Superb Kitchen and Breakfast Room** 22'1" x 17'8" (6.73m x 5.38m) Comprehensively fitted with a quality range of high gloss fronted units with silestone work surfaces and upstands comprising inset stainless bowl and a half sink with mixer tap, extensive work surfaces incorporating peninsula unit, cupboards, drawers and integrated Bosch **dishwasher** under. Fitted Siemens **5 ring gas hob**, glass splashback with brushed steel extractor hood over, flanked by wall cupboards. Built-in Siemens **electric double oven**, drawer under and cupboard over. Integrated Siemens American style **fridge/freezer and drawer freezer**. Good size understairs storage cupboard. Ceiling downlighters. 2 radiators. High gloss tiled floor.

**Utility Room** Inset stainless steel sink, adjacent worktop, cupboards and Samsung washing machine under. Wall cupboard housing Potterton gas boiler. High gloss tiled floor. Door to outside.

## FIRST FLOOR

**Landing** Cupboard housing Megaflo unvented indirect hot water cylinder. Radiator. Stairs to top floor.

**Main Bedroom Suite** 13'10" x 13'3" (4.22m x 4.04m) Telephone point. Media plate. Radiator. Opening to:

**Dressing Room** 12'4" x 6'1" (3.76m x 1.85m) Comprehensive range of fitted wardrobes with floor to ceiling mirror doors. Radiator.

**Shower Room** White suite comprising bath with mixer tap and independent shower over, basin with single lever mixer tap, wc with concealed cistern, large walk-in shower with hand held and overhead fitments. Heated chromium ladder towel warmer/radiator. Shaver point. Wall mirror. Ceiling downlighters. Fully tiled walls. Tiled floor.

**Bedroom 2** 10'6" x 9'3" (3.20m x 2.82m) 2 fitted wardrobes. Radiator.

**Bedroom 3** 12'9" x 9'3" (3.89m x 2.82m) Fitted furniture comprising central tall boy unit flanked by wardrobes. Radiator.

**Bedroom 4** 12'4" x 6'1" (3.76m x 1.85m) Presently arranged as dressing room. Range of open fronted wardrobes incorporating hanging rails and drawers. Radiator.

**Family Bathroom** White suite comprising bath with mixer tap and independent shower over, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Shaver point. Ceiling downlighters. Fully tiled walls. Tiled floor.

## TOP FLOOR

**Landing** Large built-in wardrobe/storage cupboard, further storage cupboard. Double glazed velux window. Hatch to loft space.

**Bedroom 5** 18'5" x 11'10" (5.61m x 3.61m) Dormer window overlooking Beech Hurst Gardens. Range of wardrobes along one wall incorporating hanging rails and shelving, sliding mirror doors. Media plate. 2 radiators.

**En Suite Shower Room** Glazed shower, wc with concealed cistern, basin with single lever mixer tap. Wall mirror. Shaver point. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Fully tiled walls. High gloss tiled floor.

**Recreation/Cinema Room/Bedroom 6** 16'3" x 13'3" (4.95m x 4.04m) Double aspect with outlook over Beech Hurst Gardens. 2 velux windows. Media plate. Radiator.

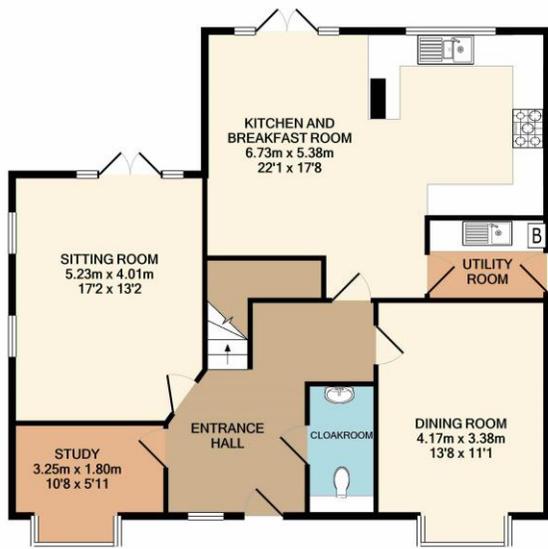
## OUTSIDE

**Detached Brick Built Garage** Electronically operated up and over door. Light and power points. Rear door. **Double Width Block Paved Drive**

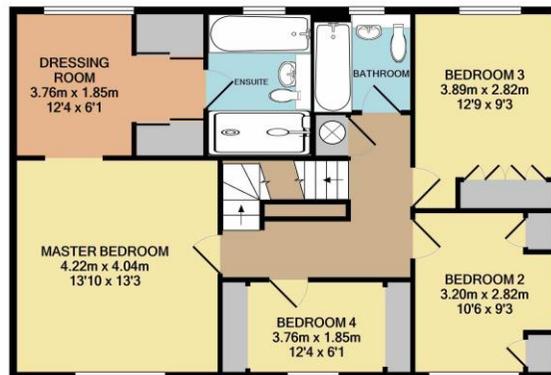
**Lovely Walled South West Facing Rear Garden** Professionally landscaped. Arranged with a wide paved sun terrace extending the width of the house with brick retaining walls and railings, steps to a level lawn with established shrub beds. Covered seating area. The garden is fully enclosed by a high brick wall.

**Note:** Carpets, curtains, blinds and light fittings are included. Furniture, fixtures etc. are available subject to negotiation.

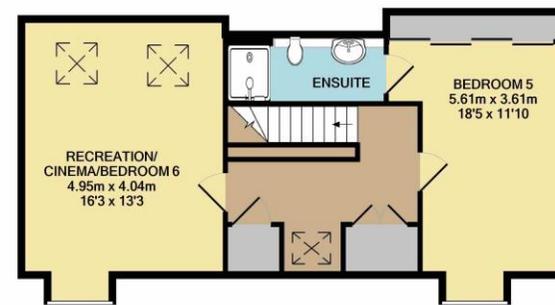




GROUND FLOOR  
APPROX. FLOOR  
AREA 89.6 SQ.M.  
(965 SQ.FT.)



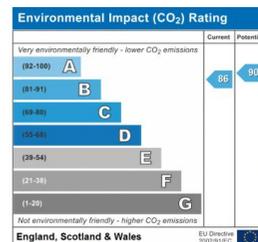
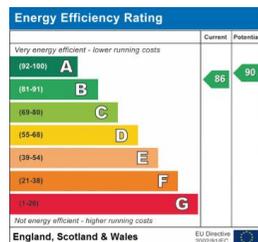
1ST FLOOR  
APPROX. FLOOR  
AREA 75.0 SQ.M.  
(808 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 53.5 SQ.M.  
(576 SQ.FT.)

TOTAL APPROX. FLOOR AREA 218.1 SQ.M. (2348 SQ.FT.)

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and fixtures 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 plan shown on this plan includes outbuildings such as garages if these are shown on the floor plan. Plans with floorplan 1/2020.



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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