



6 Charlesworth Park
Haywards Heath, West Sussex. RH16 3JG

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£390,000

This attractive link detached house occupies an elevated position enjoying far reaching views from the rear. The bright, spacious and well planned accommodation has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms (2 double), bathroom, downstairs cloakroom, a fine double aspect sitting and dining room (over 25 feet in length), well fitted kitchen complete with oven and hob and a useful utility room. There is an attached garage approached by a block paved private drive offering parking for 2 vehicles and the most attractive level west facing rear garden extends to just over 40 feet in length screened by mature trees to the rear boundary offering shelter and seclusion

Situated in this much favoured location just a short walk to the well regarded Northlands Wood Primary School, Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach with its wide range of shops, array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsburys superstores and the



mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is just over 14 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 both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall uPVC double glazed replacement front door and side screen. Good size understairs coat/store cupboard housing electric meter. Radiator. Stairs to first floor.

Cloakroom Low level wc, basin with splashback. Double glazed window. Electric radiator.

Sitting and Dining Room 25'2" x 12' (7.67m x 3.66m) narrowing to 9' (2.74m) in dining area. Attractive stone built fireplace, polished stone insert and hearth, solid wood mantle, adjacent shelves and plinth for TV. TV aerial point. Serving hatch to kitchen. 2 radiators. Double glazed window. Double glazed casement doors to rear garden.

Kitchen 10'4" x 8' (3.15m x 2.44m) Fitted with an attractive range of timber fronted unit comprising inset composite bowl and a half sink with mixer tap, adjacent L shaped laminate worktop, cupboards, drawers and integrated AEG **dishwasher** under. Built-in Neff **electric oven**, **4 ring gas hob** and concealed extractor hood over flanked by wall cupboards. L shaped worktop/breakfast bar with integrated **fridge**, cupboard and radiator beneath. Further range of wall units including 2 corner shelved units, corner wall cupboard. Worktop lighting. Double glazed window. Part tiled walls. Part glazed door to:

Utility Room 10'6" x 7'10" (3.20m x 2.39m) Inset stainless steel sink, adjacent worktop, cupboard and appliance space with plumbing for washing machine beneath. Further worktop, cupboards under, adjacent

tall shelved cupboard. Space for upright fridge/freezer. Wall mounted Worcester gas boiler. Double glazed window. Radiator. Double glazed door to rear garden. Door to garage.

FIRST FLOOR

Landing Hatch to loft space. Built-in slatted shelved airing cupboard housing insulated hot water cylinder. Double glazed window.

Bedroom 1 10'2" x 9'5" (3.10m x 2.87m) plus wardrobe recess. One wall fitted with a range of 3 double wardrobes. Double glazed window. Radiator.

Bedroom 2 13'5" x 9'2" (4.09m x 2.79m) plus door recess. Double glazed window. Radiator.

Bedroom 3 8' x 7'1" (2.44m x 2.16m) including stairwell. Double glazed window. Radiator.

Bathroom Suite comprising bath with mixer tap and shower attachment, low level wc, pedestal basin. Double glazed window. Radiator. Part tiled walls.

OUTSIDE

Attached Garage 17'8" x 8'3" (5.38m x 2.51m) Up and over door. Light and power point.

Private Drive Block paved offering parking for 2 vehicles.

Front Garden Laid to lawn with corner slate filled bed planted with shrubs. Block paved entrance path.

Attractive West Facing Rear Garden About 41 feet (12.50m) long x 30 feet (9.14m) wide. Arranged with a block paved sun terrace extending the width of the house opening to a level lawn with flower and shrub borders planted with rhododendrons, geraniums, bay, sedums, etc. Outside light and water tap. The garden is fully enclosed by timber fencing with mature trees beyond the rear boundary offering shelter and seclusion. Side access with wrought iron gate.



Floor Plan & EPC

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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