



**1 Fairfield Way**  
Haywards Heath, RH16 1UT



**Mark Revill & Co**



# 1 Fairfield Way

## Haywards Heath, RH16 1UT

Guide Price £850,000

This fine detached family house occupies a prominent corner site enjoying generous size gardens offering excellent scope for an extension to the side subject to obtaining the usual planning consents. The bright, spacious and extremely well presented accommodation has the benefit of gas central heating and double glazing and incorporates 4 bedrooms (three double), family bathroom plus shower room, a splendid double aspect sitting room with bay window and contemporary fireplace, separate dining room, a home office, well fitted kitchen/breakfast room and a good size laundry room. There is a wide block paved drive and turning area to the front offering parking for 5 vehicles and the extremely well kept gardens are arranged on three sides mainly as lawns with a large timber built workshop at the rear with access to the adjacent road.

Situated in this highly sought after mature location on the corner with Balcombe Road 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 well regarded Harlands Primary School is close at hand as is Haywards Heath Sixth Form College, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is approximately 15 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.





## GROUND FLOOR

**Recessed Porch** Velux window. Outside lantern. Quarry tiled floor. Attractive double glazed hardwood panelled front door to:

**Hall** Built-in coats/store cupboard. Radiator. Stairs to first floor.

**Cloakroom** Close coupled wc, pedestal basin with tiled splashback. Double glazed window.

**Sitting Room** 18' x 13'10" into bay (5.49m x 4.22m) A fine double aspect room with double glazed bay window to the front. Handsome contemporary fireplace with polished stone surround and hearth, real flame coal effect gas fire. TV aerial point. 2 wall light points. Further double glazed window. 2 radiators.

**Dining Room** 11'4" x 10'5" (3.45m x 3.18m) *plus recess*. Triple aspect. TV aerial point. 2 double glazed windows. Radiator. Double glazed sliding door to rear garden.

**Home Office** 12'5" x 8'2" (3.78m x 2.49m) Double aspect. 2 double glazed windows. Radiator. Ceiling downlighters.

**Kitchen/Breakfast Room** 15'5" x 8'10" (4.70m x 2.69m) Comprehensively fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, shelving and appliance space with plumbing for dishwasher under. Fitted brushed steel **5 ring gas hob** with glass splashback and brushed steel extractor hood over. Range of wall cupboards, plate rack and shelf over. Built-in shelved larder. Matching worktop, cupboards, drawers, wine rack and appliance space under. Built-in **gas double oven**, drawers under, cupboard over. Good range of wall cupboards. Double glazed window. Ceiling downlighters. Tiled effect Karndean flooring. Double glazed door to rear garden.

**Laundry Room** 9'9" x 9'3" (2.97m x 2.82m) Porcelain butler double sink with mixer tap, tiled splashback and cupboards under, adjacent worktop, cupboard and appliance space with plumbing for washing machine and space for tumble dryer under. Wall cupboards. Matching worktop, cupboard and appliance space under. Further range of wall cupboards. Extractor fan. Double glazed window. Radiator. Tiled floor. Double glazed door to outside.

## FIRST FLOOR

**Landing** Built-in slatted shelved airing cupboard housing pre-insulated water cylinder. Hatch with pull down ladder to part floor boarded loft space housing gas boiler. Double glazed window.

**Bedroom 1** 15' x 10'10" (4.57m x 3.30m) Double aspect. Built-in double wardrobe with cupboards over. 2 double glazed windows. Radiator.

**Bedroom 2** 11'9" x 11'4" (3.58m x 3.45m) Double aspect. Pedestal basin with tiled splashback. 2 double glazed windows. Radiator.

**Bedroom 3** 13'8" x 9'5" (4.17m x 2.87m) Double aspect. 2 double glazed windows. Radiator.

**Shower Room** Fully tiled glazed shower with Aqualisa fitment with remote on/off button, basin with single lever mixer tap. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Tiled floor.

**Bedroom 4** 9'2" x 8'9" (2.79m x 2.67m) Tall built-in shelved cupboard, cupboard over. Double glazed window. Radiator.

**Bathroom** Suite comprising bath with mixer tap and shower attachment, pedestal basin with single lever mixer tap. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Tiled effect vinyl flooring.

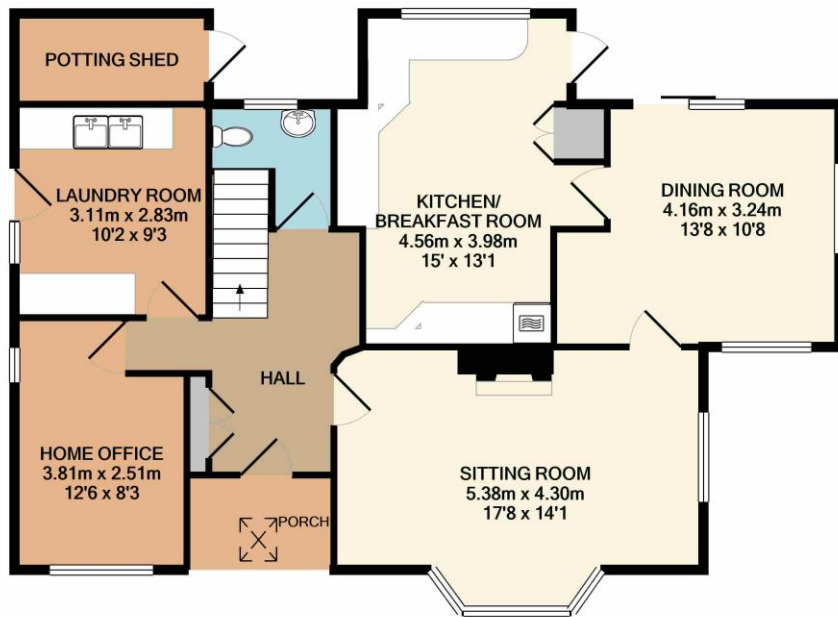
**Separate wc** Low level suite. Double glazed window. Ceiling downlighters. Tiled effect vinyl flooring.

## OUTSIDE

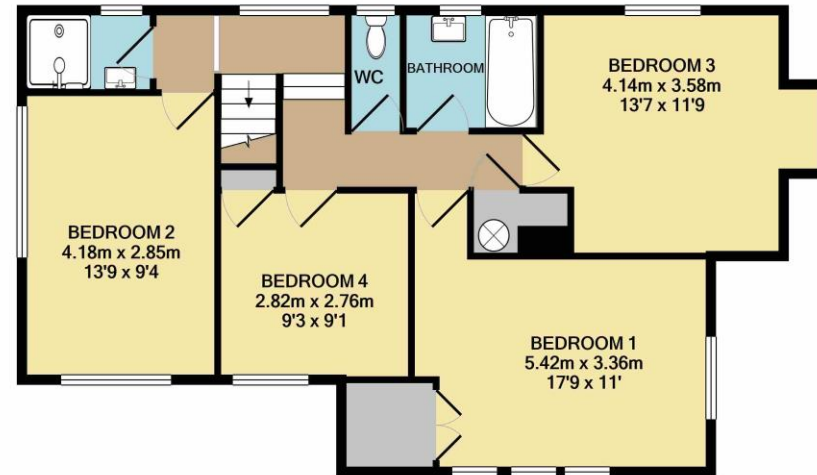
**Wide Driveway and Turning Area** Offering parking for 5 vehicles.

**Lovely South Facing Gardens** Arranged on three sides of the property. To the front is a well-tended lawn with central shaped bed with acer. Variety of trees and shrubs planted to the borders including silver birch, maple, cherry, variegated holly with clipped laurel. Dividing fence with brick pillars and gate to garden at the rear extending to about 88 feet (26.82m) in width x 68 feet (20.73m) in depth, arranged with a large paved sun terrace, good size lawn planted with mature cherry and fir trees. Vegetable garden with stone retaining wall. **Brick potting shed. Timber shed. Large timber workshop** 17'9 x 11'2 (5.41m x 3.40m) with light and power points, double entrance doors and rear door. The garden is fully enclosed with close boarded and high clipped laurel hedge to the rear boundary.





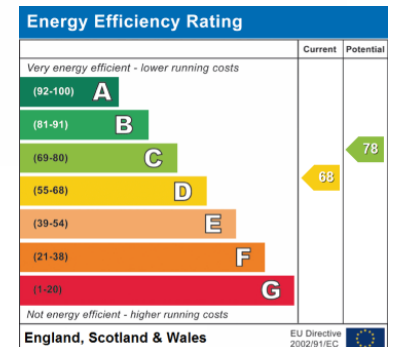
GROUND FLOOR  
APPROX. FLOOR  
AREA 83.4 SQ.M.  
(898 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 65.4 SQ.M.  
(704 SQ.FT.)

TOTAL APPROX. FLOOR AREA 148.8 SQ.M. (1602 SQ.FT.)

The dimensions on this floor plan are taken from the architects plan and show the proposed layouts. 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.  
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