



Pear Tree Cottage

47a Balcombe Road, Haywards Heath, RH16 1PA



Mark Revill & Co

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£450,000

This charming recently converted detached former Edwardian coach house has been built and finished to an extremely high specification offering stylish contemporary living. The bright and well-designed accommodation incorporates 2 double bedrooms, both with luxury en suite shower rooms, a splendid living room enjoying a favoured southerly aspect with bi-fold double glazed doors opening to the garden, a downstairs cloakroom and a superb comprehensively fitted kitchen/diner with shaker style units and granite work surfaces complete with appliances. The property has the benefit of gas central heating (with underfloor heating to the ground floor with Hive Smart control) and double glazing, there is off road parking to the front for 3 vehicles and enjoys a delightful south facing paved courtyard garden.

Situated in this highly sought after mature location 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 Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all close at hand whilst the town centre is within easy reach offering a wide range of shops and includes The Broadway with its array restaurants. The A23 lies just over 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 distant whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Attractive panelled entrance door with electronic lock to:

Kitchen/Diner 15'4" x 11' (4.67m x 3.35m) Comprehensively fitted with an attractive range of shaker style units with granite work surfaces and upstands complete with AEG appliances comprising: inset deep enamel bowl with mixer tap, extensive work surfaces, cupboards, including bin storage and corner carousel unit plus drawers beneath. Integrated **dishwasher** and **washer/dryer**. Built-in brushed steel **electric oven, 4 ring halogen hob** and concealed extractor hood over flanked by wall cupboards, one housing Ideal gas boiler. Integrated tall **fridge** and **freezer**. Recessed top, cupboard under and open shelving over. Island unit with matching top/breakfast bar with range of deep drawers. Dresser unit with glazed wall cabinet, shelf, deep drawers under and tall shelved unit. Double glazed window. Heated wood effect porcelain floor.

Cloakroom White suite comprising close coupled wc and basin with mixer tap, cupboard beneath, tiled splashback. Extractor fan. Ceiling downlighters. Heated wood effect porcelain floor.

Living Room 15'5" x 14' (4.70m x 4.27m) A delightful double aspect room with double glazed bi-fold doors opening to the courtyard garden. Deep understairs storage cupboard. TV aerial point. Further double glazed window. Ceiling downlighters. Heated wood effect porcelain floor. Stairs to first floor.

FIRST FLOOR

Landing Double glazed velux window. Ceiling downlighters.

Bedroom 1 L shaped. 16'2" x 14'3" maximum (4.93m x 4.34m) Double aspect with part sloping ceilings to either side. Double glazed window and velux window. Radiator.

En Suite Shower Room White suite comprising fully tiled glazed shower with Bristan fitment, basin with single lever mixer tap, drawers and recess beneath, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed velux window. Part tiled walls. Wood effect tiled floor.

Bedroom 2 L shaped. 16'11" maximum x 11'5" (5.16m x 3.48m) Double aspect with part sloping ceilings to either side. Double glazed window and velux window. Radiator with decorative cover.

En Suite Shower Room White suite comprising fully tiled glazed shower with Bristan fitment, basin with single lever mixer tap, drawers and recess beneath, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed velux window. Part tiled walls. Wood effect tiled floor.

OUTSIDE

Parking at the Front Offering space for 3 vehicles. Brick flower planter on two sides.

South Facing Courtyard Garden Paved incorporating step and curved seat, brick flower planter containing a variety of plants and shrubs. The garden is fully enclosed by close boarded fencing and a wall. Paved side access with gate to front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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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