



**27 Weavers Mead**  
Haywards Heath, West Sussex. RH16 4FR



Mark Reville & Co

## 27 Weavers Mead

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£475,000

This exceptional semi detached family house built about 13 years ago offers bright and extremely well presented accommodation arranged over three floors. This excellent home has the benefit of gas fired central heating and double glazing, features a splendid first floor living room, an excellent comprehensively fitted kitchen/diner complete with range cooker, washing machine and dishwasher, there are 3 bedrooms (two on the top floor), en suite shower room to the main bedroom, family bathroom, cloakroom and a home office on the ground floor. The house has an attached garage approached by a long private block paved drive and the lovely professionally landscaped garden incorporates an octagonal paved sun terrace, well-kept lawn and borders containing a variety of colourful shrubs and roses.

Weaver Mead is located close to the village square offering local shops, the well regarded Bolnore Village Primary School and recreation ground. A footpath close by provides access to Ashenground Woods, whilst Haywards Heath is within easy reach with its wide range of shops, an array of restaurants, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 is less than 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north, the cosmopolitan city of Brighton and the coast is 14.6 miles to the south, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.



## GROUND FLOOR

**Hall** Attractive double glazed front door. Understairs coats/store cupboard, further downstairs cupboard. Radiator. Wood effect click flooring. Stairs to first floor.

**Cloakroom** Close coupled wc, basin with single lever mixer tap, cupboard under. Extractor fan. Ceiling downlighters. Radiator. Half tiled walls. Wood effect click flooring.

**Home Office** 10'8" x 9' (3.25m x 2.74m) Telephone point. Wood effect click flooring.

**Kitchen/Diner** 14'10" x 11'2" (4.52m x 3.40m) Fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards, drawers, Bosch **dishwasher** and Hotpoint **washer/dryer** under. Cannon brushed steel **range cooker** incorporating 6 ring gas hob, 2 electric ovens, grill and warming drawer, brushed steel extractor hood over, adjacent L shaped worktop, cupboard and drawers under. Space for American style fridge/freezer with plumbing. Range of wall cupboards. Wall cupboard housing Potterton gas boiler. Built-in broom/storage cupboard. Radiator. Ceiling downlighters. Part tiled walls. Tiled floor. Part glazed door to rear garden.

## FIRST FLOOR

**Landing** Radiator. Stairs to top floor.

**Living Room** 15' x 13'3" (4.57m x 4.04m) Attractive contemporary fireplace with natural timber surround, polished stone insert and hearth. TV aerial point. 2 radiators.

**Bedroom 3** 10'3" plus door recess x 8'10" (3.12m x 2.69m) Built-in double wardrobe with floor to ceiling sliding doors. Radiator.

## TOP FLOOR

**Landing** Hatch to loft space.

**Bedroom 1** 13'3" x 9'2" (4.04m x 2.79m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Radiator.

**En Suite Shower Room** Fully tiled shower cubicle with glazed door, basin with single lever mixer tap, cupboard beneath, close coupled wc. Shaver point. Extractor fan. Ceiling downlighters. Fully tiled walls. Wood effect click flooring.

**Bedroom 2** 11'8" x 10'3" (3.56m x 3.12m) narrowing to 9'1" (2.77m) Deep built-in wardrobe/store cupboard. Built-in shelved store cupboard. Radiator.

**Bathroom** White suite comprising bath, mixer tap, independent shower over, glazed screen, close coupled wc, basin with single lever mixer tap, cupboard beneath. Shaver point. Extractor fan. Radiator. Fully tiled walls. Wood effect click flooring.

## OUTSIDE

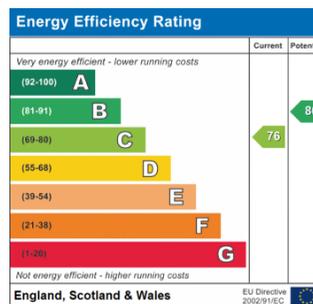
**Attached Garage** 18'2" x 9' (5.54m x 2.74m) Up and over door. Light and power points. Rear door.

**Private Block Paved Drive** Offering parking for 2 vehicles.

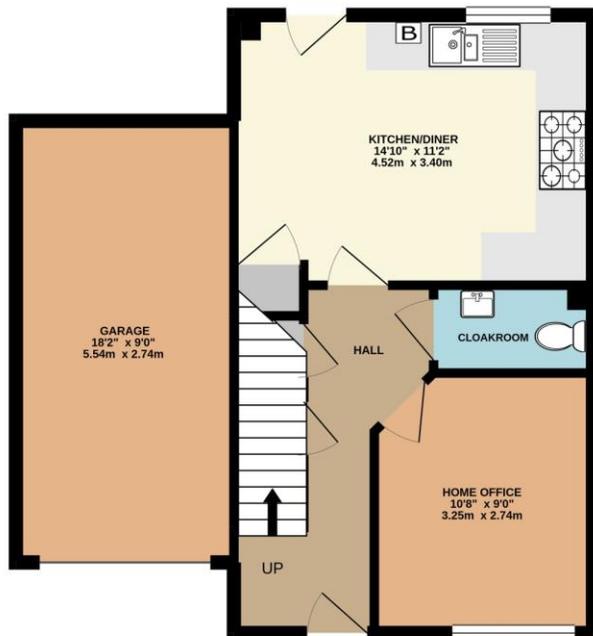
**Front Garden** Laid to lawn with established clipped laurel hedging, topiary trees, clipped red robin hedge adjacent to the drive.

**Lovely Rear Garden** About 30 feet (9.14m) in length. Professionally landscaped area with octagonal paved sun terrace, level lawn with pebble filled areas, borders planted with a flowering cherry tree and a variety of plants and shrubs including roses, lavender, heather, camellia, etc. Outside tap and light. The garden is fully enclosed with high brick wall and close boarded fencing offering shelter and seclusion.

**Estate Maintenance** £273 per annum.



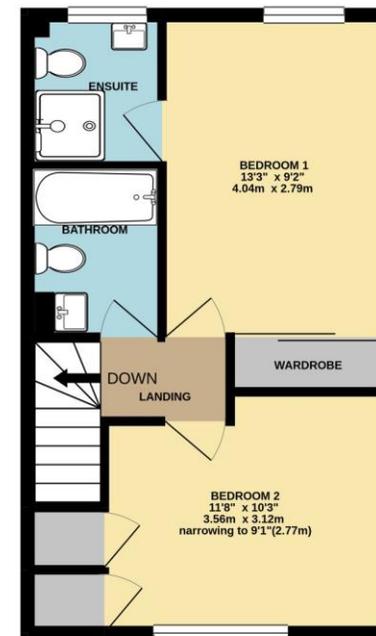
GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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