



5 Farlington Avenue
Haywards Heath, RH16 3EZ



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Guide Price £600,000

This most attractive detached chalet style residence offers bright, spacious and versatile accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This delightful home features a fine double aspect sitting and dining room, a well fitted kitchen, 3 double bedrooms (one on the ground floor), bathroom and shower room. The property has a detached brick built garage approached by a long private drive plus adjacent parking area offering space for several vehicles and the most attractive rear garden measuring about 34 feet x 33 feet is arranged with a paved terrace and lawn with extremely well stocked flower and shrub borders.

Situated in this much favoured established location within walking distance of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies about 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north, the



cosmopolitan city of Brighton and the coast is just over 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

Hall Attractive hardwood panelled front door. Good size under stairs cupboard. Built-in airing cupboard housing pre-insulated hot water cylinder. Radiator. Stairs to first floor.

Sitting and Dining Room 24'2" x 13'4" (7.37m x 4.06m) narrowing to 11'2" (3.4m) Wide double glazed bay window with deep sill to front. TV aerial point. Attractive natural stone fireplace and hearth with polished timber mantle. 3 further double glazed windows. Double glazed casement door to rear garden.

Bedroom 3/Home Office 10'11" x 8'11" (3.33m x 2.72m) Double glazed window. Radiator.

Kitchen 12'10" x 7'10" (3.91m x 2.39m) Fitted with attractive range of painted units comprising inset stainless steel sink with mixer tap, water filter, adjacent work surfaces, cupboards, drawers and appliance space with plumbing for washing machine under. Fitted **4 ring gas hob**. Tall storage cupboard, cupboard over. Range of wall cupboards. Built-in **electric double oven**, cupboard under and over, adjacent recessed worktop with drawers under, further wall cupboard. Space for upright fridge/freezer, wall cupboard over. Worktop and pelmet lighting. Extractor fan. Double glazed window. Radiator. Part tiled walls. Tiled effect vinyl flooring. Hardwood double glazed stable door to rear garden.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin. Double glazed window. Radiator. Fully tiled walls. Tiled floor.

Separate wc Low level suite. Double glazed window. Fully tiled walls. Tiled floor.

FIRST FLOOR

Landing Double glazed window.

Bedroom 1 15'8" x 13' (4.78m x 3.96m) into bay. Fitted with a quality range of fitted furniture comprising triple and single wardrobe, tall boy incorporating drawers, central dressing table unit with high level cupboards over. Door to large floor boarded eaves loft space. TV aerial point. Double glazed window. Radiator.

Bedroom 2 13'6" x 9'9" (4.11m x 2.97m) Built-in double wardrobe/storage cupboard with slatted shelving and power point. Further built-in double wardrobe with shelving and access to eaves storage area housing Worcester Bosch gas boiler. Door to extensive floor boarded eaves storage with light point. Double glazed window. Radiator.

Shower Room Fully glazed shower cubicle with electric Triton fitment, pedestal basin, low level wc. Extractor fan. Double glazed window. Part tiled walls. Tiled floor.

OUTSIDE

Detached Brick Built Garage 17'3" x 8'4" (5.26m x 2.54m) Up and over door. Eaves storage. Light and power points. Rear door to timber shed.

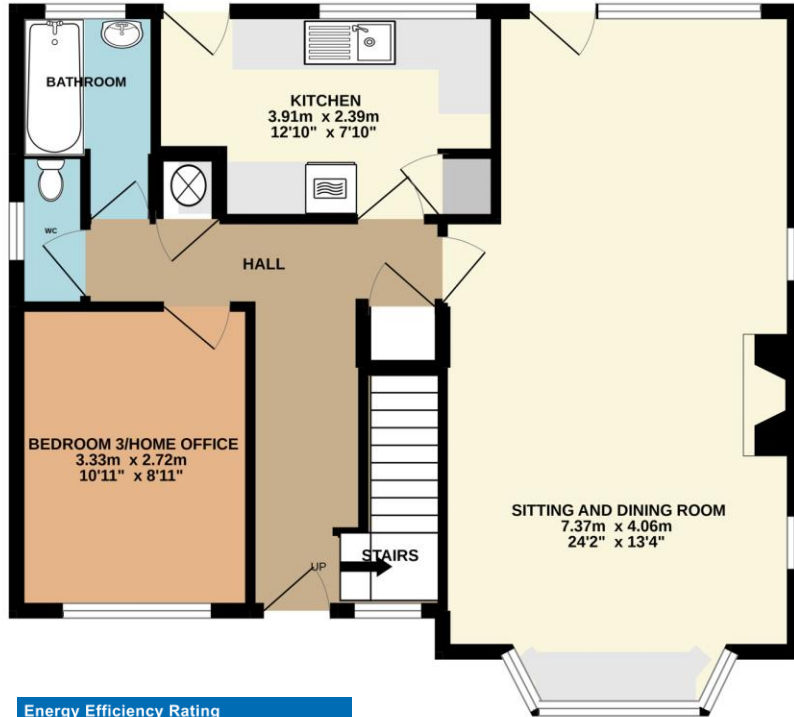
Long Private Drive and Adjacent Parking Area

Front Garden Neatly arranged as well kept lawn with border planted with established hedges, shrubs and small trees. Block paved path.

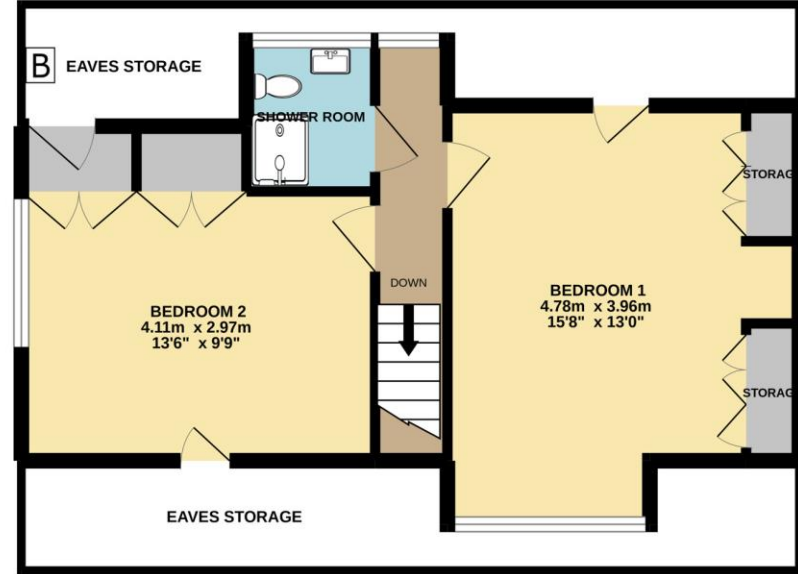
Most Attractive West Facing Rear Garden About 33 feet (10.06m) in length x 34 feet (10.36m) wide. Arranged with a paved terrace extending the width of the property with brick retaining wall, steps to a level well-tended lawn with well stocked herbaceous borders containing an abundance of flowers, plants, bushes and shrubs. **Covered way** and **timber shed**. The garden is fully enclosed with timber fencing.



GROUND FLOOR
63.3 sq.m. (681 sq.ft.) approx.



1ST FLOOR
39.4 sq.m. (425 sq.ft.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 80 |
| (39-54) | E | 64 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA : 102.7 sq.m. (1105 sq.ft.) 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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