



## 25 Wealden Way

Haywards Heath, West Sussex. RH16 4AF



Mark Reville & Co

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Guide Price £700,000

This splendid detached house offers exceptionally well presented bright and spacious extended family accommodation occupying a fine elevated position close to Haywards Heath town centre. This excellent family home incorporates 4 good size bedrooms, bathroom, a refitted downstairs shower/cloakroom, a superb double aspect sitting room with feature wood burner, separate dining room and a comprehensively fitted kitchen/breakfast room complete with appliances. There is a garage approached by a wide drive offering parking for 2 vehicles and the delightful secluded rear garden is a particular feature incorporating a wide paved sun terrace with deep herbaceous beds stocked with an abundance of colourful flowers, plants and shrubs.

Situated in this much favoured established location just a short walk to the town centre with its wide range of shops including The Broadway with its array of restaurants and to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are nearby and there are several well regarded schools in the locality catering for all age groups. The A23 lies about 5 miles west of the town 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 within an easy drive offering beautiful natural venues for countryside walking.



## GROUND FLOOR

**Entrance Lobby** Double glazed composite front door. Built-in coats/storage cupboard with small radiator and sliding doors. Double glazed Velux window, further double glazed window. Ceiling down lighters. Radiator. Double glazed door to:

**Hall** Under stairs cupboard. Telephone point. Radiator. Stairs to first floor.

**Shower/Cloakroom** L shaped. Refitted with white suite comprising fully tiled shower with Aqualisa fitment, inset basin with single lever mixer tap, adjacent top with cupboards and drawers beneath, close coupled wc. Large wall mirror. 2 heated stainless steel ladder towel warmer/radiators (one electric). 2 double glazed windows. Half tiled walls. Karndean flooring.

**Sitting Room** 19'10" x 12' (6.05m x 3.66m) A fine double aspect room enjoying an outlook to the front and over the rear garden. Feature Jotul wood burner on slate hearth. TV aerial point. Double glazed window. 2 radiators. Double glazed sliding doors to the rear garden. Glazed panelled doors to:

**Dining Room** 13'2" x 9' (4.01m x 2.74m) Serving hatch to kitchen. Double glazed window. Radiator.

**Kitchen/Breakfast Room** 13'1" x 8'11" (3.99m x 2.72m) Comprehensively fitted with an attractive range of units with coloured glass splashbacks complete with Neff appliances comprising: inset enamel sink with mixer tap, adjacent work surface cupboards and appliance space with plumbing for washing machine and dishwasher under. Integrated tall **fridge** and **freezer**. 2 glazed wall units. Wall mounted Vaillant gas boiler. Long matching work surface with cupboards and large drawers beneath. Built-in **electric oven**, **4 ring induction hob** with brushed steel extractor hood over. Range of wall cupboards. Double glazed window. Ceiling downlighters. Karndean flooring. Double glazed casement door to rear garden.

## FIRST FLOOR

**Landing** Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window. Radiator.

**Bedroom 1** 12' x 12' (3.66m x 3.66m) Enjoying an outlook over the rear garden. Double glazed window. Radiator.

**Bedroom 2** 13'4" x 9'8" (4.06m x 2.95m) Fitted double wardrobe. Double glazed window. Radiator.

**Bedroom 3** 11' x 8'6" (3.35m x 2.59m) Built-in wardrobe. Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 4** L shaped. 7'9" x 12' (2.36m x 3.66m) narrowing to 8'10" (2.69m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent Aqualisa shower over, glazed screen, WC with concealed cistern with shelf over, inset basin with mixer tap, cupboard beneath. Heated stainless steel ladder towel warmer/radiator. Double glazed window. Ceiling down lighters. Fully tiled walls. Wood effect Karndean flooring.

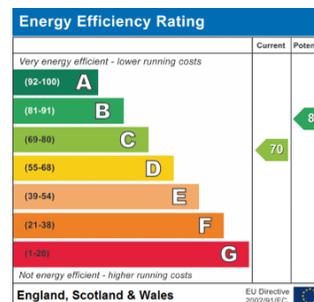
## OUTSIDE

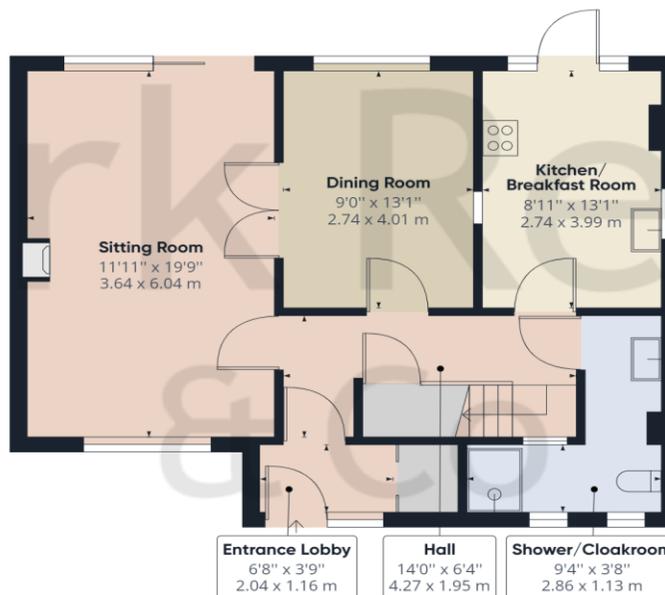
**Garage** 16'10" x 8'2" (5.13m x 2.49m) electrically operated roller door. Light and power points.

**Double Width Drive** offering parking for 2 vehicles.

**Long Front Garden** laid mainly to lawn with deep herbaceous bed, mature beech tree.

**Delightful Rear Garden** About 45 feet (13.72m) in length. Enjoying a favoured south easterly aspect. Arranged with a wide Indian stone paved sun terrace extending the width of the house with a slate backed water feature. Natural stone steps to one side encompassing deep and extremely well stocked herbaceous beds containing a wide variety of flowers, plants and shrubs. Further semi-circular patio, **timber potting shed**, and additional herbaceous bed with acer, rhododendron, specimen tree, etc. The garden is fully enclosed with trellis fencing to the party boundaries. Side access with water tap to the front.



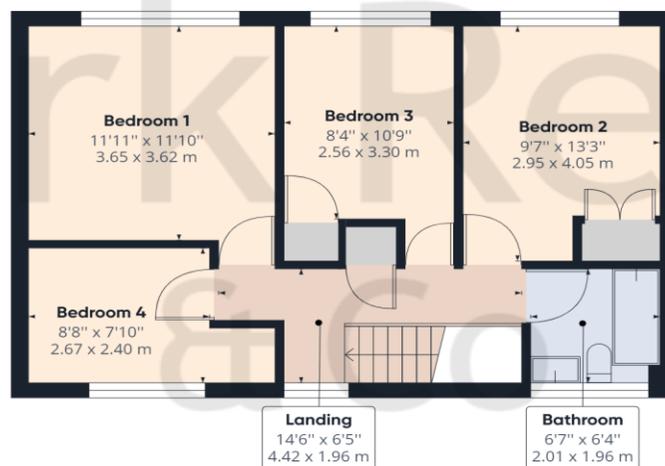


**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1253.34 ft<sup>2</sup>

116.44 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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