



**7 Hillside Walk**  
Haywards Heath, West Sussex. RH16 1NF



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Guide Price £875,000

This fine detached family house is set in lovely good size gardens, offers bright, spacious and well-designed accommodation and enjoys an idyllic quiet location at the end of a cul-de-sac. This splendid home has the benefit of gas central heating, double glazed replacement windows to the majority and solar panels (generating a tax free income from the feed in tariff plus free electricity generated) and incorporates 4 good size bedrooms (all with built-in wardrobes), 2 bathrooms, one en suite to the main bedroom, family bathroom, a fine sitting room (21' x 14'), separate dining room, home office, cloakroom and a fitted kitchen. There is excellent scope for an extension to the side, subject to obtaining the usual planning consents. There is an integral garage approached by a long private drive offering parking for 4-5 vehicles and the delightful established rear garden extends to over 80 feet in length plus wide sun terrace, arranged mainly as well tended lawn with extremely well stocked borders and beds containing an abundance of colourful flowers, plants and shrubs, all fully enclosed with mature trees to one side offering shelter and seclusion.

Situated in this highly sought after location towards the end of a close just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The property is within the catchment area of Harlands primary school, Warden Park secondary and the sixth form college catering for all age groups, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all within close proximity. Haywards Heath town centre is within easy reach offering a wide range of shops as in 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 13 miles to the north and the cosmopolitan city of Brighton and the coast is just over 16 miles distant. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Attractive double glazed replacement front door to:

**Entrance lobby** Radiator. Glazed door to hall.

**Cloakroom** Close coupled wc, vanity unit with inset basin, cupboard beneath. Double glazed window. Radiator.

**Hall** Good size under stairs coats/storage cupboard with shelving and light point. Radiator. Staircase with attractive wrought iron balustrade with polished timber hand rail and newel post to first floor.

**Sitting Room** 21' x 14' (6.40m x 4.27m) A fine double aspect room enjoying an outlook over the front garden. Natural stone fireplace and hearth with solid wood mantle. TV aerial point. 2 double glazed windows. 2 radiators.

**Dining Room** 12' x 10' (3.66m x 3.05m) Radiator. Double glazed sliding door to rear garden.

**Home Office** 9' x 8'10" (2.74m x 2.69m) Extensive range of fitted floor to ceiling shelving to two walls. Telephone point. Radiator.

**Kitchen** 15' x 9' (4.57m x 2.74m) Fitted with an attractive range of units comprising inset stainless steel double bowl sink with mixer tap, extensive adjoining work surfaces with cupboards, drawers and appliance space under with plumbing for washing machine. Fitted **4 ring gas hob** with concealed extractor hood flanked by wall cupboards. Built-in Neff **electric double oven** with drawer under and storage space over. Further range of wall units. Work top lighting. Built-in shelved cupboard housing Potterton gas boiler. Extractor fan. Radiator. Part tiled walls. Tiled floor. Double glazed replacement stable door to rear garden.

## FIRST FLOOR

**Landing** Attractive wrought iron balustrade with polished timber hand rail and newel posts. Hatch with pull down ladder to loft space. Built-in airing cupboard with insulated hot water cylinder and slatted shelving. Double glazed window. Radiator.

**Bedroom 1** 13' x 12' (3.96m x 3.66m) With outlook over the rear garden. 2 built-in double wardrobes with cupboards over. Double glazed window. Radiator.

**En Suite Bathroom** Suite comprising, bath with mixer tap and shower attachment, independent shower over and glazed screen, vanity unit with inset basin, cupboard beneath, low level wc. Heated chromium towel warmer with inset radiator. Wall mirror with small strip light/shaver point over. Fully tiled walls. Tiled floor.

**Bedroom 2** 12'7" x 11'8" (3.84m x 3.56m) Good size built-in double wardrobe with cupboards over. Double glazed window. Radiator.

**Bedroom 3** 15' x 9' (4.57m x 2.74m) Double glazed window. Radiator. Opening to: **Dressing Area** 10' x 6'7" (3.05m x 2.01m) Sloping ceiling to one side incorporating a double glazed velux window. Fitted natural wood double wardrobe and adjacent chest of drawers.

**Bedroom 4** 10' x 8' (3.05m x 2.44m) Built-in double wardrobe with cupboards over. Fitted desk/dressing table unit with cupboards and drawers. Range of fitted open shelving. Double glazed window. Radiator.

**Family Bathroom with Shower** White suite comprising bath with corner mixer tap, fully tiled shower with bi-fold glazed door, pedestal basin with mixer tap, low level wc with concealed cistern, long shelf over. Extractor fan. Heated chromium plated towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

## OUTSIDE

**Attached Garage** 20'1" x 9'1" (6.12m x 2.77m) Electrically operated up and over door. Wall cupboards. Light and power points. Rear door.

**Long Drive and Turning Area** Offering parking for 4-5 vehicles.

**Front Garden** Arranged as well kept lawn with mature oak tree. Further lawn area to the side of the house with flower border. Gate to:

**Delightful Rear Garden** Extending to over 80 feet (24.38m) in length plus a wide sun terrace extending the width of the house. Arranged mainly as well tended lawn with shaped herbaceous borders and beds containing an abundance of established plants, shrubs and small trees including ash, bay, laurel, clipped evergreens, camellias, fuchsias, pierus, etc. **Timber summerhouse** at the far end. The garden is fully enclosed by close boarded fencing with mature trees on the eastern boundary providing shelter and seclusion.

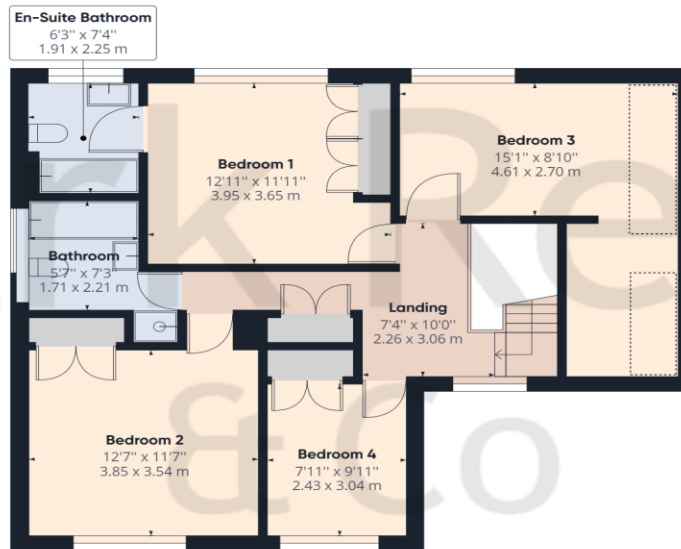
**In all 0.69 of an acre.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1


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

1625.21 ft<sup>2</sup>  
150.99 m<sup>2</sup>

**Reduced headroom**

42.93 ft<sup>2</sup>  
3.99 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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