



**24 Harlands Close**  
Haywards Heath, RH16 1PS

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Guide Price £600,000

This most attractive detached chalet style home is set in delightful gardens extending to 0.2 of an acre in an idyllic sylvan setting. The bright, spacious and versatile accommodation has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 first floor bedrooms, 2 en suite shower rooms, a fine living/dining room, separate sitting room with outlook over the gardens, a home office/bedroom 4, bathroom and a well fitted kitchen. There is an attached garage with adjacent utility room, long driveway offering parking for 4 vehicles and the lovely gardens extend to about 115 feet at the rear arranged with a raised paved sun terrace, well-tended lawn and wooded area to the far end.

Situated in a quiet cul-de-sac lying immediately off Penland Road in this highly sought after established location just a short walk to the well regarded Harlands Primary School, Haywards Heath Sixth Form College and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve is close at hand as is the Dolphin Leisure complex, Sainsbury's and Waitrose superstores, whilst the town centre is within easy reach offering a wide range of shops with an array of restaurants in The Broadway. 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 and the cosmopolitan city of Brighton and the coast is approximately 15 miles 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 Hall** Approached by double glazed replacement front door. Good size understairs coats/store cupboard. Utility cupboard with plumbing for washing machine. Double glazed window. Radiator.

**Living/Dining Room** 20' x 12' (6.10m x 3.66m) *narrowing to 7'4" (2.24m)* A fine double aspect room with 5 double glazed windows. Attractive fireplace with quarry tiled hearth. TV aerial point. Serving hatch to kitchen. Radiator.

**Sitting Room** 12'10" x 11'6" (3.91m x 3.51m) A delightful double aspect room enjoying an outlook over the rear garden. TV aerial point. Radiator. Double glazed casement doors to rear garden.

**Home Office** 11'4" x 8' (3.45m x 2.44m) Double aspect. 2 double glazed windows. Radiator.

**Kitchen** 11'10" x 7' (3.61m x 2.13m) Well fitted with attractive range of units comprising inset composite sink with mixer tap, adjacent work surface, cupboards, drawers and appliance space with plumbing for dishwasher beneath. Fitted **4 ring gas hob** with extractor hood over. Shelved recess. Matching worktop, cupboards and drawers under. and integrated **fridge** under. Built-in Bosch **electric double oven**, cupboard under and over. Tall pull out larder unit. Range of wall cupboards with lighting beneath. Double glazed window. Part tiled walls. Tiled floor. Double glazed door to outside.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, close coupled wc and pedestal basin. Heated ladder towel warmer/radiator. Display recess. Double glazed window. Part tiled walls, fully tiled around bath. Tiled floor.

## FIRST FLOOR

### Landing

**Bedroom 1** 13' x 10'5" (3.96m x 3.18m) Enjoying lovely outlook over the rear garden. Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled with glazed shower screen, inset basin with single lever mixer tap, adjacent top, cupboards and drawer under, close coupled wc. Heated ladder towel warmer/radiator. Double glazed velux window. Part tiled walls. Tiled floor.

**Bedroom 2** 12' x 10'2" (3.66m x 3.10m) *plus recess*. Fitted double wardrobe. Built-in slatted shelved airing cupboard housing pre-insulated hot water tank, adjacent storage cupboard. Double glazed window. Radiator.

**Bedroom 3** 10'3" x 9' (3.12m x 2.74m) Built-in double wardrobe with mirror doors. Recessed cupboard. Access to eaves storage. Hatch to loft space housing gas boiler (installed September 2018). Double glazed window. Radiator.

**En Suite Shower Room** Fully tiled shower with Triton electric fitment, basin with electric hot water heater, tiled surround, close coupled wc. Heated chromium ladder towel warmer/radiator.

## OUTSIDE

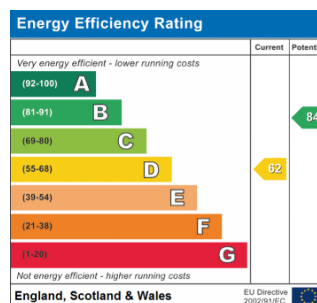
**Attached Garage** 15'9" x 8'2" (4.80m x 2.49m) Up and over door. Light point. Gas and electric meters. Rear door.

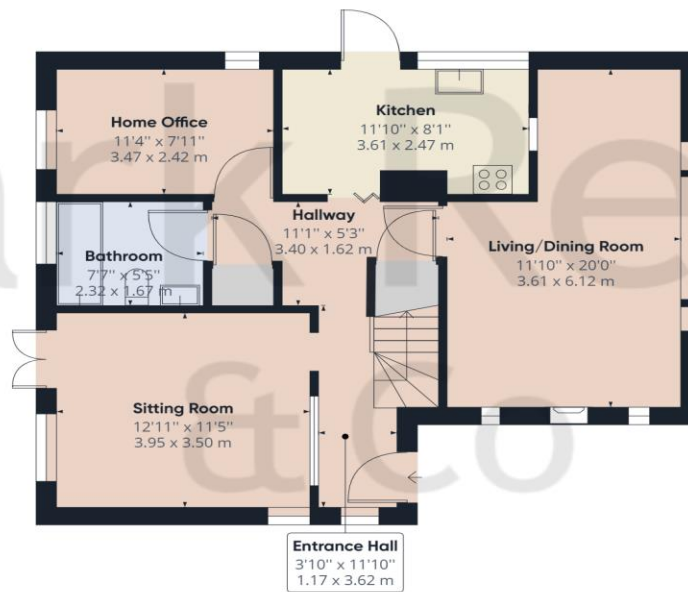
**Adjacent Utility Room** 7'7" x 7'1" (2.31m x 2.16m) Light and power points. Door to rear garden.

**Long Drive** Offering parking for 4 vehicles. Adjacent steps to:

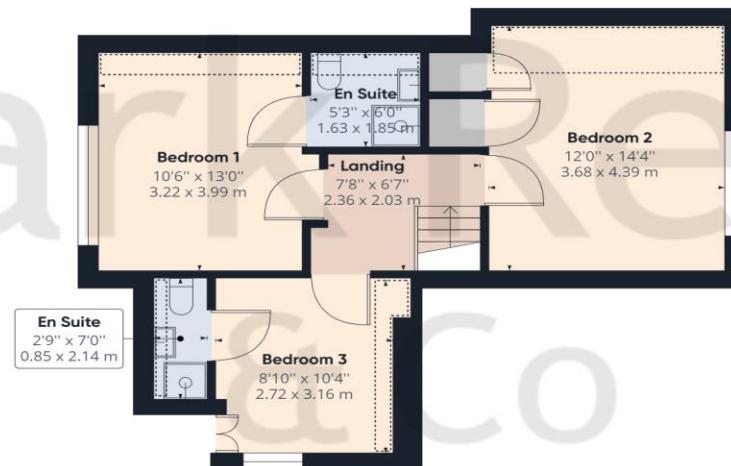
**Delightful Front Garden** Arranged with a sheltered paved sun terrace adjacent to the property, stone retaining walls and central steps flanked by shrub beds to a well-tended lawn and deep herbaceous bed containing a wide variety of established shrubs, bushes and small trees including acer, sedum, bay, cotoneaster, berberis, clipped evergreens etc. Wrought iron gate to paved side access with water tap.

**Lovely Rear Garden** Extending to about 115 feet (35.05m) in length x 43 feet (13.11m) wide. Arranged with a wide paved sun terrace adjacent to the property with steps either side to a well-tended lawn interspersed with flower and shrub beds, pebble filled seating area and pathway, 2 cherry trees. Stepping stone paved path to potting shed. Further steps down to a wild garden area at the far end planted with mature oak trees, camellia, hawthorn and evergreen, ferns, geraniums etc. The garden is fully enclosed with timber fencing and a wide variety of shrubs and bushes providing shelter and seclusion.





Ground Floor Building 1



Floor 1 Building 1

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

1240.94 ft<sup>2</sup>  
115.29 m<sup>2</sup>

**Reduced headroom**

63.81 ft<sup>2</sup>  
5.93 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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