



**2 Fairfield Way**  
Haywards Heath, RH16 1UT



**Mark Reville & Co**

## 2 Fairfield Way Haywards Heath, RH16 1UT

£575,000

An excellent opportunity to acquire a traditionally built detached house located in a sought after established position in need of complete modernisation with ample scope for an extension (subject to obtaining the usual planning consents). Ideal for those who wish to remodel and/or extend a home to their own specification and design. The property incorporates 3 first floor bedrooms, bathroom, a triple aspect sitting room with opening to dining room, kitchen/breakfast room, a further reception room plus a downstairs bedroom or office with en suite shower. There is a detached garage approached by a long private drive offering parking for 2-3 vehicles and the mature rear gardens extend to about 70 feet in length.

Situated in this highly sought after mature location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School is close at hand as is Haywards Heath Sixth Form College, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops including 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 about 13 miles to the



north, the cosmopolitan city of Brighton and the coast is approximately 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Panelled front door to:

**Hall** Understairs coats/store cupboard with electric meter. Telephone point. Wood block flooring. Stairs to first floor.

**Cloakroom** wc and basin. Port hole window.

**Sitting Room** 20' into bay x 10'2" (6.10m x 3.10m) Triple aspect. Adam style open fireplace with decorative surround, marble insert and hearth, adjacent gas point. 4 wall light points. 3 radiators. Wood block flooring. French doors to rear garden. Archway to:

**Dining Room** 10'2" x 7'6" (3.10m x 2.29m) maximum. Wood block flooring. Door to kitchen. Glazed casement doors to:

**Living Room** 12'10" x 9' (3.91m x 2.74m) Built-in shelved storage cupboard. Radiator.

**Bedroom 4/Office** 10'6" into bay x 10' (3.20m x 3.05m) Wide bay window overlooking rear garden. Radiator. Sliding door to:

**En Suite Shower Room** Fully tiled shower with Triton fitment, inset basin with adjacent tiled top, cupboard and storage space under, close coupled wc.

**Kitchen/Breakfast Room** 14'8" x 9'10" (4.47m x 3m) narrowing to 7'9" (2.36m) Stainless steel sink, adjacent L shaped worktop, cupboards and drawers under. Fitted 4 ring gas hob. Range of wall cupboards. Recessed worktop, cupboards and drawer under. Built-in electric double oven, cupboard under and over. Range of wall cupboards. Powell Duffryn boiler, cupboard over. Part tiled walls. Half glazed door to:

**Rear Covered Way** Door to front and rear gardens. Door to garage.

## FIRST FLOOR

**Landing** Hatch to loft space.

**Bedroom 1** 18' x 10'3" (5.49m x 3.12m) Triple aspect. Range of fitted furniture comprising 2 double wardrobes, cupboards over, central double bed recess, cupboards over, dressing table unit incorporating cupboards. Radiator.

**Bedroom 2** 10' x 8' (3.05m x 2.44m) Fitted double wardrobe, adjacent dressing table unit with cupboard. Radiator.

**Bedroom 3** 9'9" x 8'1" (2.97m x 2.46m) plus door recess. Built-in wardrobe with cupboard over. Radiator.

**Bathroom** Suite comprising bath, pedestal basin, wc. Heated chromium towel warmer/radiator. Wall cupboard. Built-in airing cupboard housing hot water cylinder and slatted shelving.

## OUTSIDE

**Detached Brick Built Garage** 16'7" x 9'1" (5.05m x 2.77m) Double doors. Light and power points.

**Long Private Drive** Offering parking for 2-3 vehicles.

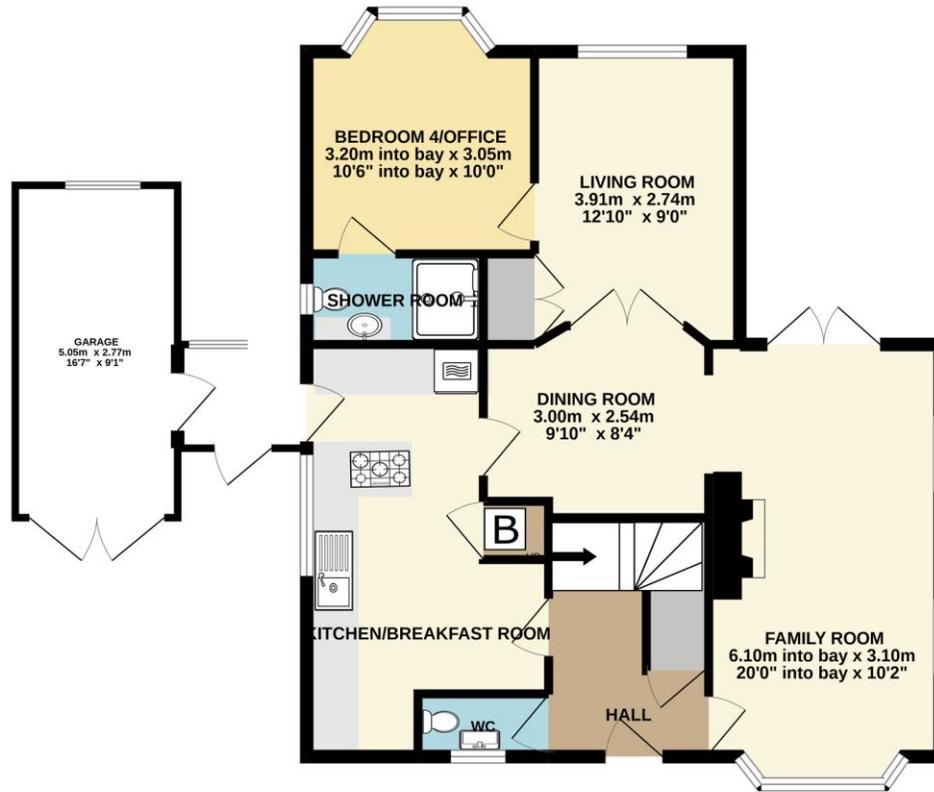
**Mature Gardens** The rear garden is about 70 feet (21.34m) maximum in length x 45 feet (13.72m) in width. Overgrown planted with a variety of trees including several tall evergreens. The front garden extends to 36 feet (19.72m) in length with magnolia tree and central path.

**NOTE:** We have assumed that the appliances, central heating and hot water supplies are NOT in working order.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 76        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F | 33                      |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



GROUND FLOOR  
68.9 sq.m. (742 sq.ft.) approx.



1ST FLOOR  
45.5 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 114.4 sq.m. (1231 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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