



**Martlets**

Green Road, Wivelsfield Green, RH17 7QD



**Mark Revill & Co**

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Price Guide £575,000

This excellent thoughtfully extended 1950's semi-detached house of character offers bright family accommodation and enjoys a delightful 125 foot rear garden backing onto open countryside and an open outlook to the front over the recreation ground. This splendid home incorporates 4 bedrooms, 2 shower/bathrooms, 3 reception areas, a well fitted kitchen complete with appliances and a good size utility room. Outside a wide block paved drive offers parking for 3-4 vehicles and provides access to a further covered area and there is a superb **detached studio** ideally suitable as a home office or recreation room overlooking the rear garden with an adjacent workshop.

Situated in this much favoured village location just a short walk to a well-regarded primary school, a local shop/post office, inn/restaurant and village hall. There are several footpaths in the vicinity providing a natural venue for walking whilst Haywards Heath lies about 2.5 miles to the north, Burgess Hill is a similar distance to the west and Lewes 8.7 miles to the south, all of which offer a wide range of shops, an array of restaurants, a modern leisure complex, several superstores and a mainline station (Haywards Heath to Victoria/London Bridge 42-45 minutes). Gatwick Airport is 17 miles to the north, the cosmopolitan city of Brighton and the south coast is less than 12 miles distant whilst the South Downs National Park is a short drive away offering a beautiful natural venue for countryside pursuits.



## GROUND FLOOR

**Entrance Hall** Most attractive solid wood panelled front door with bespoke stained glass leaded light window. Double glazed window. Radiator with shelf over. Engineered timber flooring. Stairs to first floor.

**Sitting Room** 13' x 11'11" (3.96m x 3.63m) Most attractive double glazed bay window to front. Handsome brick fireplace with oak mantle, quarry tiled hearth. Radiator. Picture rail. Glazed double doors to:

**Living Room** 9'11" x 9'10" (3.02m x 3m) Large fitted book shelf and storage unit incorporating range of open shelving with cupboards beneath. Radiator. Picture rail. Double glazed sliding doors to:

**Kitchen with Dining Room** Tiled floor.

**Kitchen** 9'9" x 8'1" (2.97m x 2.46m) Well fitted with attractive range of units with granite work surfaces comprising inset stainless steel bowl and a half sink, adjacent L shaped worktop, cupboards, drawers and integrated Bosch **dishwasher** under. Rangemaster brushed steel **range cooker** incorporating 2 ovens, grill, 4 ring gas hob and griddle, brushed steel extractor hood over, flanked by wall cupboards. Matching L shaped worktop, cupboards beneath. Double glazed window. Ceiling downlighters. Part tiled walls. Wide opening to:

**Dining Room** 10'2" x 9'9" (3.10m x 2.97m) 4 wall light points. Radiator. Double glazed casement doors to rear garden.

**Utility Room** 9'11" x 9'4" (3.02m x 2.84m) Fitted with range of high gloss fronted units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboard and plumbing for washing machine under, adjacent tall cupboard. Range of wall cupboards, one housing Worcester gas boiler. Recessed worktop, cupboards and drawers under, adjacent housing unit for upright fridge/freezer. Wall cupboard, shelving and recess for microwave. Large understairs ventilated **pantry**. Part tiled walls. Tiled floor. Part glazed door to outside.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space.

**Bedroom 1** 13'6" x 12' (4.11m x 3.66m) Excellent range of fitted furniture comprising double wardrobe, range of adjacent high level cupboards, 2 bedside cabinets, dressing table unit incorporating cupboards and drawers, further double wardrobe. Double glazed bay window to front with plantation shutters. Radiator. Picture rail.

**Bedroom 2** 10' x 9'11" (3.05m x 3.02m) Fitted book shelf unit. Double glazed window. Radiator. Picture rail.

**Bedroom 3** 10' x 9'6" (3.05m x 2.90m) Fitted double wardrobe, recess for single bed with high level cupboards over. Built-in airing cupboard housing hot water tank with cupboard over, adjacent open shelved unit. Double glazed window. Radiator. Wood effect laminate flooring.

**Bathroom** White suite comprising bath, wall mounted central mixer tap and shower attachment, inset basin with single lever mixer tap, cupboard under, wc with concealed cistern. Extractor fan. Contemporary heated chromium ladder towel warmer/radiator. 2 double glazed windows. Ceiling downlighters. Half tiled walls. Tiled floor.

## Second Landing

**Bedroom 4** 16'8" x 7'2" (5.08m x 2.18m) Double aspect. Fitted desktop. Radiator.

**Shower Room** Fully tiled glazed shower cubicle, basin with mixer tap, close coupled wc. Extractor fan. Double glazed window.

## OUTSIDE

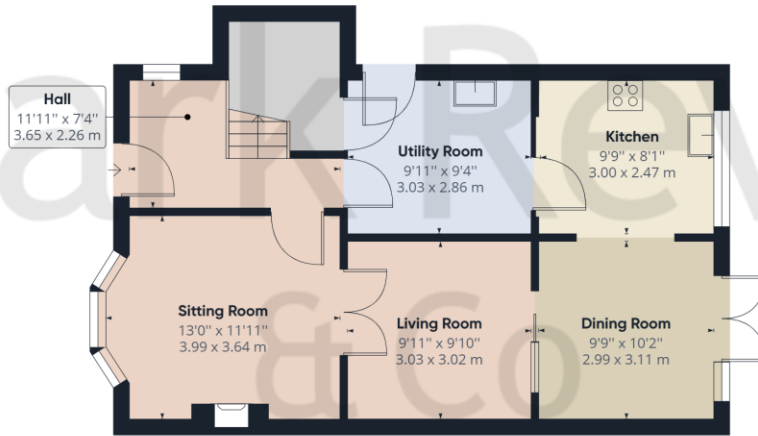
**Wide Block Paved Drive** Offering parking for 3-4 vehicles with access to covered area.

**Front Garden** Lawn with well stocked borders, established magnolia tree.

**Detached Studio with Workshop** 13'3" x 8'7" (4.04m x 2.62m) Large ceiling lantern. Double glazed picture window, double casement doors and side door to rear garden. Quality vinyl flooring. Adjacent **workshop** with light and power points, double glazed door and window.

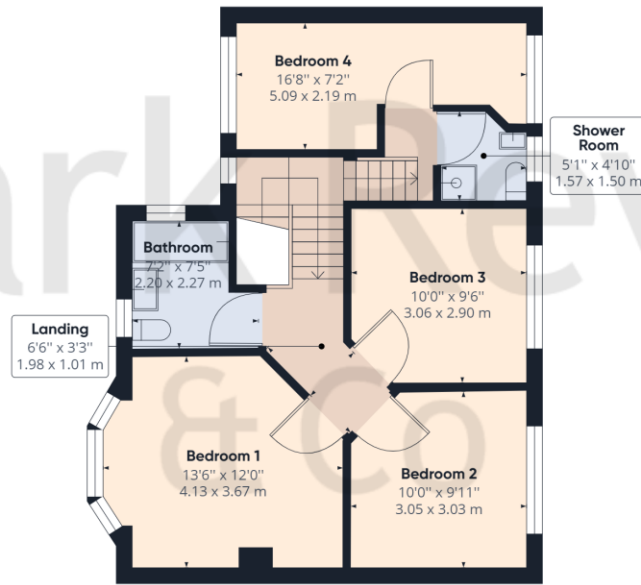
**Delightful Rear Garden** About 125 feet (38.10m) in length x 35 feet (10.67m) wide. Arranged mainly as level lawn with well stocked borders and beds containing an abundance of flowers, plants and trees including a variety of apple, pear and plum trees. Central herbaceous rockery. Kitchen garden. **Greenhouse**. Wild garden to the far end with **timber shed**. The garden is fully enclosed by timber fencing.





Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
 1214.44 ft<sup>2</sup>  
 112.83 m<sup>2</sup>



Floor 1 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	81

England, Scotland & Wales

EU Directive 2002/91/EC

(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.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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