



86 Harlands Road
Haywards Heath, RH16 1LS



Mark Revill & Co

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Guide Price £675,000

This most attractive detached house enjoys beautiful established gardens extending to about 105 feet in length occupying a sought after convenient location. The property has been extended on the ground floor to create a fourth bedroom or family room, in addition the accommodation comprises: 3 first floor bedrooms, a shower/wet room, downstairs cloakroom, fine L shaped living room, splendid double glazed conservatory and a well fitted kitchen. The house has the benefit of having been recently rewired, gas central heating (new boiler installed 2023) and double glazing. There is an attached garage and 2 block paved driveways offering parking for a total of 6-7 vehicles. A particular feature of the property is the large beautiful rear garden arranged mainly as lawn with paved terrace, extremely well stocked herbaceous borders, all fully enclosed by established hedges and shrubs offering shelter and seclusion.

Situated in this much favoured established 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 and the Sixth Form College are in the immediate vicinity as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.5 miles to the north, the cosmopolitan city of



Brighton and the coast is 15.8 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 Outside lantern. Block paved step. Attractive double glazed panelled front door.

Hall Understairs coats/store cupboard with light and power point. Telephone point. Double glazed window. Radiator with timber surround. Stairs with decorative balustrade to first floor.

Living Room 21' x 11'7" (6.40m x 3.53m) A fine L shaped double aspect room with natural stone fireplace and hearth, fitted coal effect electric fire. Fitted cupboard with shelf and glazed cabinet over. Fitted drawer unit, adjacent wall unit and display shelf with drawers, open book/display shelves over. TV aerial point. 3 double glazed windows. 2 radiators. Leaded light casement doors to:

Double Glazed Conservatory/Garden Room 18' x 9'3" (5.49m x 2.82m) Double glazed on two sides with a double glazed vaulted roof. Wall light point. Radiator. Door to garage. Wood effect laminate flooring. Double glazed door to rear garden. Serving opening and archway to:

Kitchen 8'9" x 7'11" (2.67m x 2.41m) Fitted with an attractive range of units comprising inset stainless steel sink, adjacent worktop, cupboard, drawers and appliance space with plumbing for washing machine beneath. Recess for cooker with electric point, matching worktop, cupboards under. Wall cupboards and corner shelf unit. Recessed cupboard, drawer and appliance space beneath. Recess with worktop, cupboards under and radiator over. Good size built-in shelved larder. Part tiled walls. Tiled floor.

Rear Lobby Glazed door from conservatory. Double glazed window. Double glazed door to rear garden. Door to family room/bedroom 4

Cloakroom Low level wc and corner basin with tiled splashback and electric water heater over. 2 double glazed windows. Radiator.

Family Room/Bedroom 4 17' x 8'1" (5.18m x 2.46m) Double aspect. Large fitted double wardrobe with cupboard over, sliding doors. Range of fitted shelves. Trip switches. 4 double glazed windows. Radiator.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water tank.

Bedroom 1 13' x 11'8" (3.96m x 3.56m) Double aspect. Fitted shelving and further shelf. Telephone point. 3 double glazed windows. Radiator.

Bedroom 2 14'7" x 8' (4.45m x 2.44m) Triple aspect with outlook over the rear garden. Fitted shelf. 3 double glazed windows. Radiator.

Bedroom 3 11'6" x 7'9" (3.51m x 2.36m) Fitted shelving and further shelf. Double glazed window. Radiator. Outlook over rear garden.

Shower/Wet Room White suite comprising walk-in shower with electric fitment, hand rails and fitted seat, pedestal basin with mixer tap, close coupled wc. Wall mirror. Double glazed window. Radiator. Fully tiled walls. Non slip vinyl flooring.

OUTSIDE

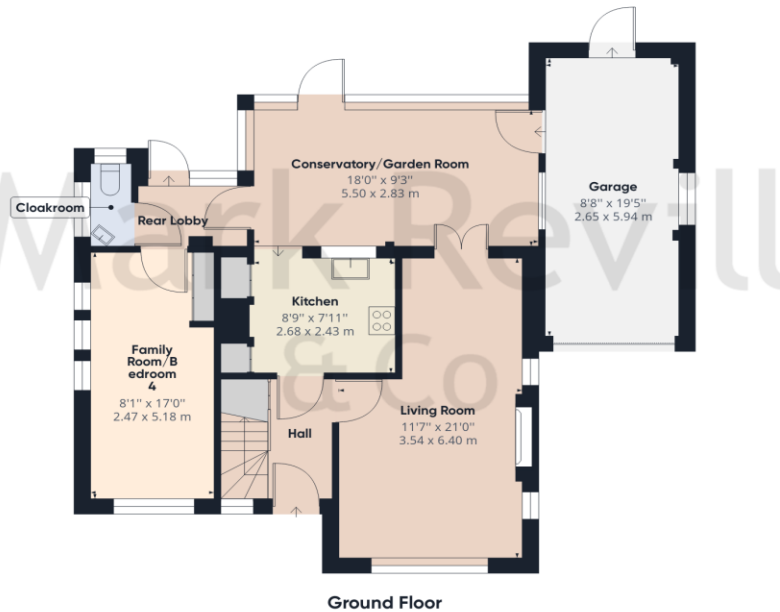
Attached Garage 19'5" x 8'8" (5.92m x 2.64m) Roller door. Light and power points. Range of fitted shelving and worktop. Double glazed door to rear garden. Door to conservatory.

Two Block Paved Drives Offering parking for a total of 6-7 vehicles.

Front Garden Central lawn with herbaceous beds planted with a variety of heathers, lavender, geraniums, etc. Shrub borders on party boundaries containing an abundance of established clipped shrubs and hedges. Side access with gate and water tap to:

Delightful Rear Garden Extending to about 105 feet (32m) in length. Arranged with a path and raised paved sun terrace adjacent to the house with stone retaining walls, adjacent heather borders and paved area with central octagonal bed. Good size well kept lawn interspersed with shrub and heather beds, variety of clipped hedges and fruit trees, paved seating area, deep shaped herbaceous borders containing an abundance of colourful flowers, plants and shrubs. **Greenhouse. Timber shed.** The garden is fully enclosed by a variety of shrubs, mixed hedges and specimen trees, including laurel, red robin, privet, evergreen, honeysuckle, etc., offering shelter and seclusion.





Ground Floor

Approximate total area⁽¹⁾

1365.38 ft²
126.85 m²

Reduced headroom

2.82 ft²
0.26 m²



Floor 1

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | 61 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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.

GIRAFFE 360

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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