



49 Wickham Way
Haywards Heath, RH16 1UJ



Mark Revill & Co

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Guide £800,000

This fine detached double fronted house of character built and designed by the local renowned architect Harold G Turner in the 1930's retains many features of the era including panelled internal doors and a fine oak staircase. The house is in need of complete modernisation and redecoration although has the benefit of gas central heating and incorporates 4 bedrooms, bathroom, separate wc, downstairs cloakroom, a fine double aspect living room, separate dining room and a kitchen. There is an integral garage approached by a private drive offering parking for 3 vehicles and the attractive mature rear garden extends to over 100 feet in length arranged mainly as lawn with mature trees and bushes planted to the boundaries offering shelter and seclusion.

Situated in this highly desirable location in a private road just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose are close at hand as is the Dolphin Leisure complex and a public footpath at the top of the road provides a natural venue for countryside walking. Haywards Heath town centre is within easy reach offering a wide range of shops, as is The Broadway with its array of restaurants and there are several well regarded schools and colleges in the locality catering for all age groups. The



A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.6 miles to the north, the cosmopolitan city of Brighton and the coast is 16 miles to the south whilst the South Downs National Park is within a short drive.

GROUND FLOOR

Attractive period style portico with part glazed panelled front door to:

Entrance Lobby Built-in coats/store cupboard with cupboard over. Chequered tiled floor. Part glazed panelled door to:

Hall Radiator. Picture rail. Natural timber floor. Handsome solid oak staircase to first floor.

Cloakroom wc with high level cistern, basin, half tiled walls. Vinyl flooring.

Living Room 21'10" into bay x 12' (6.65m x 3.66m) Triple aspect with wide bay window with quarry tiled sill to front. Attractive Minsterstone open fireplace and hearth. TV aerial point. 2 radiators. Picture rail. Natural timber floor.

Dining Room 12'9" into bay x 12' (3.89m x 3.66m) Wide bay window, with quarry tiled sill to front. Serving hatch to kitchen. Radiator. Picture rail.

Kitchen 10' x 8'9" (3.05m x 2.67m) Stainless steel double drainer sink with cupboards and drawers under. Plumbing for washing machine. Recessed dresser unit incorporating cupboards and central drawer. Gas point. Space for upright fridge/freezer. Tall storage recess. Walk-in shelved and ventilated **larder**. Wall cupboard. Servants bell box. Part glazed door to rear garden.

FIRST FLOOR

Landing Airing cupboard housing lagged copper cylinder. Hatch to loft space. Feature secondary double glazed tall window. Radiator. Picture rail. Natural timber floor.

Bedroom 1 17'3" x 12'7" into bay (5.26m x 3.84m) Wide bay window to front. Radiator. Picture rail.

Bedroom 2 14'5" x 12'7" into bay (4.39m x 3.84m) Double aspect with wide bay window to front. Original art deco style fireplace. Radiator. Picture rail.

Bedroom 3 10' x 8'11" (3.05m x 2.72m) narrowing to 7'9" (2.36m) Door to eaves storage. Basin with tiled splashback. Radiator. Picture rail.

Bedroom 4 8'11" x 6'5" (2.72m x 1.96m) Double aspect. Fitted natural timber wardrobe. Picture rail.

Bathroom White suite comprising bath with mixer tap and shower attachment, basin. Shaver point. Radiator. Half tiled walls. Vinyl flooring.

Separate WC wc with high level cistern. Half tiled walls. Vinyl flooring.

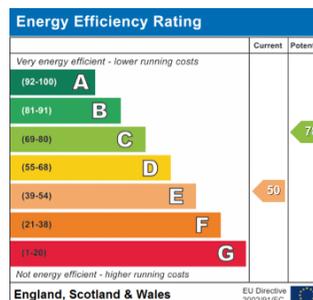
OUTSIDE

Integral Garage 15'7" x 8' (4.75m x 2.44m) Wall mounted Worcester gas boiler. Gas and electric meters. Light and power points. Water tap. Double doors.

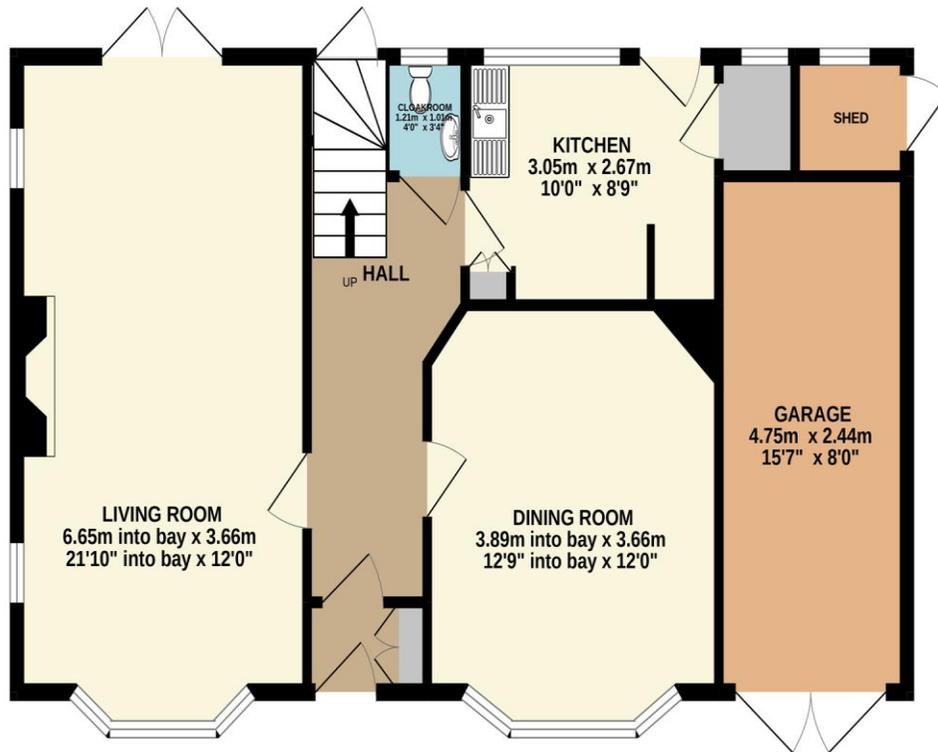
Private Drive with wrought iron entrance gates. Offering parking for 3 vehicles.

Front Garden Laid to lawn, natural stone path, borders planted with heathers, camellia, and hydrangea. Screened by high laurel hedge and mixed hedges to front and party boundaries. Access on either side to:

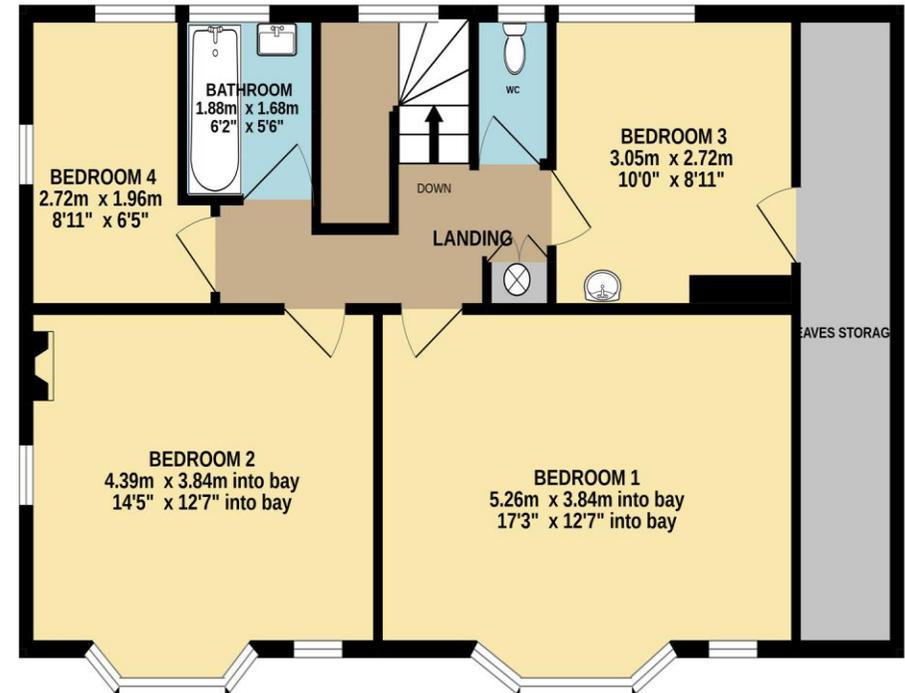
Lovely Rear Garden About 105 feet (32m) in length. Arranged mainly as lawn, sun terrace with integral garden store, adjacent to the house. Mature shrubs and trees planted to the party boundaries offering shelter and seclusion. The latter 36 foot of gardens is wooded with mature ash, hazel, holly, oak, laurel, etc.



GROUND FLOOR
72.1 sq.m. (776 sq.ft.) approx.



1ST FLOOR
70.9 sq.m. (763 sq.ft.) approx.



TOTAL FLOOR AREA : 143.0 sq.m. (1539 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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