



**9 Fairford Close**  
Haywards Heath, RH16 3EF

■ ■ ■ Mark Revill & Co

## 9 Fairford Close Haywards Heath, RH16 3EF

Guide Price £725,000

This excellent detached family house built about 45 years ago occupies a quiet yet central location just a short walk to the mainline station and town centre. The bright and exceptionally spacious accommodation offers contemporary family living and incorporates 4 double bedrooms, en suite dressing room and shower to the main bedroom, family bathroom, home office, sitting/dining room with stairs to a splendid double aspect living room, kitchen/breakfast room and a downstairs cloakroom. The house has the benefit of gas fired ducted air central heating and double glazed replacement windows throughout, there is a double garage approached by a wide block paved drive offering parking for 4 vehicles and the fully enclosed gardens are on three sides arranged mainly as lawn with a raised timber decking area adjacent to the kitchen.

Situated in this quiet cul-de-sac in this sought after location just a short walk to Haywards Heath station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand with its wide range of shops as is The Broadway with its array of restaurants, there are several well regarded schools and colleges in the locality catering for all age groups and the Dolphin Leisure complex, Sainsbury's and Waitrose supermarkets are also within the immediate vicinity. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.5 miles to the north, the cosmopolitan city of Brighton and the coast is 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

**Hall** Replacement composite panelled front door. Warm air floor vent. Wooden flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with single lever mixer tap, tiled splashback. Tall corner unit with cupboard and open display shelving over. Double glazed window. Vinyl flooring.

**Home Office** 13'2" x 7'11" (4.01m x 2.41m) Double glazed window. Warm air floor vent.

**Sitting/Dining Room** 13'2" x 7'11" (4.01m x 2.41m) Double aspect with large double glazed picture window overlooking the rear garden. TV aerial point. Cupboard housing Johnson Starley central heating boiler, further double glazed window. 2 warm air floor vents. Balcony and natural wood staircase to:

**Living Room** 21'9" x 15' (6.63m x 4.57m) A splendid double aspect room with high ceiling and outlook over the rear garden incorporating feature floor-to-ceiling double glazed bay window and double glazed sliding door to sun terrace. Handsome Adam style fireplace with black marble insert and hearth, decorative moulded surround. One wall fitted with an extensive range of open book/display shelving. Understairs cupboard. TV aerial point. 3 wall light points. 2 warm air floor vents.

**Excellent Kitchen/Breakfast Room** 14'11" x 8'6" (4.55m x 2.59m) Well fitted with a modern range of high gloss fronted units comprising inset stainless steel bowl and a half sink, adjacent L shaped work surface, cupboards, drawers and integrated **dishwasher** beneath. Built-in **electric double oven**, fitted **4 ring gas hob** and concealed extractor hood over flanked by wall cupboards. Space for upright fridge/freezer. Matching L shaped worktop extended to form breakfast bar, cupboards and drawers under. Further range of wall cupboards with worktop lighting beneath. Walk-in understairs shelved larder cupboard. Utility cupboard with worktop, shelving, double glazed window and plumbing for washing machine. Double glazed window. 2 warm air vents. Part tiled walls. Wooden flooring. Double glazed door to decking and rear garden.

## FIRST FLOOR

**Landing** Built-in airing cupboard housing pre-insulated hot water cylinder. Wall mounted central heating and hot water time control. Warm air ceiling vent.

**Bedroom 1** 18' x 13'8" (5.49m x 4.17m) Wide double glazed bay window enjoying distant views to Ashdown Forest. Built-in double and single wardrobe. 2 wall light points. Ceiling downlighters. 2 warm air ceiling vents. Door to:

**Dressing Room** 7'10" x 5'6" (2.39m x 1.68m) Large built-in double wardrobe. Long fitted dressing table top incorporating inset basin with single lever mixer tap, range of cupboards beneath. Large wall mirror. Double glazed window. Warm air ceiling vent. Part tiled walls. Tiled effect vinyl flooring.

**En Suite Shower Room** Fully tiled glazed shower cubicle with Mira fitment, close coupled wc. Double glazed window. Warm air ceiling vent.

**Bedroom 2** 16'5" x 11'4" (5m x 3.45m) Built-in double and single wardrobe. Double glazed window. Warm airing ceiling vent.

**Bedroom 3** 13'4" x 11'8" (4.06m x 3.56m) Range of wardrobes. Double glazed window. Warm air ceiling vent.

**Bedroom 4** 11'3" x 8'8" (3.43m x 2.64m) Built-in double and single wardrobe. Double glazed window. Warm air ceiling vent. Wood effect vinyl flooring.

**Spacious Bathroom** White suite comprising bath with single lever mixer tap, independent Mira shower over, pedestal basin with mixer tap, close coupled wc. Double glazed window. Warm air ceiling vent. Half tiled walls. Vinyl flooring.

## OUTSIDE

**Double Garage** 18'11" x 15'9" (5.77m x 4.80m) Light and power points. Up and over door. Double glazed window and rear door.

**Wide Block Paved Drive** Offering parking for 4 vehicles, flanked by flower borders.

**Gardens** Arranged on three sides of the property with south facing sun terrace adjacent to the living area, stone retaining walls with seat and raised flower beds. Opening to a wide area of lawn planted with apple tree and a variety of shrubs and paved patio, further lawn and patio to the north side with raised border adjoining to the rear of the garage. Good size raised decking with balustrade and steps adjacent to the kitchen area. Paved drying area to the south side. The gardens are screened on three sides by mature clipped evergreens providing shelter and seclusion.





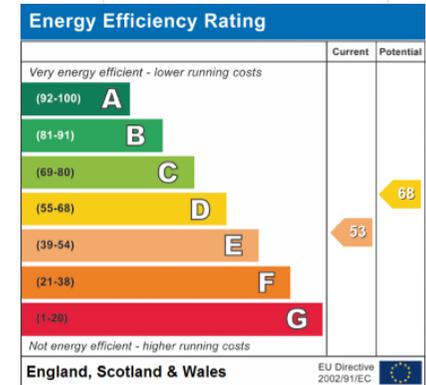
Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 2025.83 ft<sup>2</sup>  
 188.21 m<sup>2</sup>



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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