



Greenways

2 Orchid Park, Haywards Heath, RH16 3JF



Mark Revill & Co

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£475,000

This excellent detached house occupies a popular edge of town location and enjoys a delightful south facing rear garden. The bright, spacious and well planned accommodation has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, shower room, downstairs cloakroom, a fine double aspect sitting and dining room, kitchen and a double glazed garden room. There is an integral garage approached by a private block paved drive and a particular feature is the delightful south facing gardens extending to about 46 feet in length arranged with a wide paved terrace, level lawn and well stocked herbaceous borders.

Orchid Park lies immediately of Charlesworth Park in this much favoured edge of town location just a short walk to a Tesco Express, doctors' surgery, chemist and the well regarded Northlands Wood Primary School. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 6.4 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.8 miles to the north and the cosmopolitan city



of Brighton and the south coast is just under 16 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

Entrance Hall Attractive double glazed front door. Understairs cupboard. Telephone point. Radiator. Stairs to first floor.

Cloakroom White suite comprising low level wc and basin with small shelves on either side, tiled splashback. Wall unit with central recessed mirror. Double glazed window. Wood effect vinyl flooring.

Sitting & Dining Room 25'2" x 11'1" (7.67m x 3.38m) A fine double aspect room enjoying an outlook to the front and over the rear garden. TV aerial point. 2 double glazed windows. 2 radiators. Double glazed casement door to rear garden.

Kitchen 10'2" x 7'8" (3.10m x 2.34m) Fitted with a range of natural timber fronted units comprising inset composite bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, shelving and **fridge** beneath. Fitted Neff brushed steel **4 ring gas hob** with AEG extractor fan over. Range of wall cupboards. Built-in AEG brushed steel electric double oven, cupboard under and over. Corner shelving. Fitted natural timber breakfast bar/worktop. Double glazed window. Part tiled walls. Natural timber floor. Opening to:

Garden Room 11'1" x 7'4" (3.38m x 2.24m) With vaulted double glazed roof, double glazed tall window and door to rear garden. Radiator. Natural timber floor. Half glazed door to garage.

FIRST FLOOR

Landing Built-in airing cupboard housing lagged hot water tank, pump for shower and slatted shelving. Fitted shelving. Hatch to loft space. Double glazed window.

Bedroom 1 13'2" x 10'9" (4.01m x 3.28m) Telephone point. Double glazed window. Radiator.

Bedroom 2 11'7" x 10' (3.53m x 3.05m) Double glazed window. Radiator.

Bedroom 3 7'9" x 7'9" (2.36m x 2.36m) Range of book/display shelving. Double glazed window. Radiator.

Shower Room Walk-in fully tiled shower with Aqualisa fitment, remote on/off button, inset basin with single lever mixer tap, adjacent shelf, cupboard beneath, wc with concealed cistern. Extractor fan. Heated ladder towel warmer/radiator. Double glazed window. Part tiled walls. Vinyl flooring.

OUTSIDE

Integral Garage 17' x 7'11" (5.18m x 2.41m) Up and over door. Light and power points. Gas and electric meters. Worcester gas boiler. Plumbing for washing machine. Eaves storage space. Door to garden room.

Private Drive

Front Garden Laid to lawn with central circular rockery planted with heathers, azalea and rose, borders containing a variety of shrubs including variegated holly, camelia, hydrangea, pittosporum. Brick paved path. Gate to:

Attractive South Facing Rear Garden About 46 feet (14.02m) in length. Arranged with a wide paved sun terrace extending the width of the house opening to a level lawn with central curved path, deep herbaceous beds and borders containing a variety of flowers, plants, shrubs and small trees including heathers, hebes, honeysuckle, acer, bamboo, roses etc. **Timber shed. Greenhouse.** Side access with partially covered dustbin area and gate to front. The garden is fully enclosed by timber fencing offering shelter and seclusion.



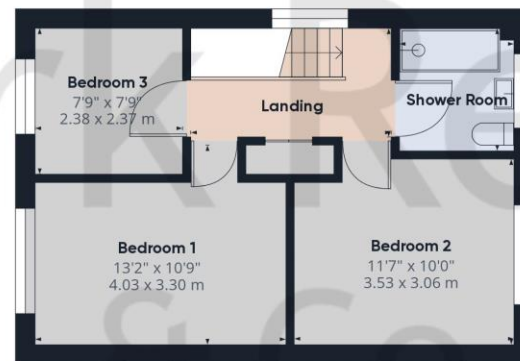
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approximate total area⁽¹⁾

1076.05 ft²
99.97 m²



Floor 1

(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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