



12 Fairfield Way
Haywards Heath, RH16 1UT



Mark Revill & Co

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Guide Price £700,000

This fine detached family house occupies a prominent corner position offering excellent scope for an extension to the side subject to obtaining the usual planning consents. The bright and well planned accommodation has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, bathroom, sitting room with wide opening to dining room, a splendid double glazed conservatory, downstairs shower/cloakroom and a kitchen/breakfast room. There is an attached garage approached by a private drive with turning area and a particular feature of the property is the beautiful well tended established gardens extending to about 53 feet in length x 57 feet in width arranged mainly as a well tended lawn with herbaceous beds and borders and a paved sun terrace.

Situated in this highly sought after mature 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 is close at hand as is the Sixth Form College, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants and the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 12.1 miles to the north, the cosmopolitan city of Brighton and the coast is 15.7 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

Recessed Porch Outside light. Quarry tiled step. Panelled front door to:

Hall Understairs cupboard. Telephone point. Double glazed window. Radiator. Stairs with decorative balustrade to first floor. Wood block flooring.

Shower/Cloakroom White suite comprising fully tiled glazed shower with Mira electric fitment, corner basin with tiled splashback, close coupled wc. Extractor fan. Double glazed window. Radiator.

Sitting Room 15' x 12' (4.57m x 3.66m) A most attractive room with feature red brick working fireplace with natural stone hearth and timber mantle. Recessed cupboards adjacent to the chimney breast with open display shelving over. Further range of fitted shelving. 2 wall light points. 2 double glazed windows. Wood block flooring. Folding panelled doors to:

Dining Room 10'5" x 10'4" (3.18m x 3.15m) Double aspect. Serving hatch to kitchen. 3 double glazed windows. Radiator. Wood block flooring.

Double Glazed Conservatory 13'5" x 10'2" (4.09m x 3.10m) with vaulted double glazed roof. 2 wall light points. Tiled floor. Double glazed doors to rear garden.

Kitchen/Breakfast Room 11'9" x 10'10" (3.58m x 3.30m) Stainless steel sink with cupboard and drawers under, adjacent worktop with plumbing for washing machine under. Recess for cooker with gas point. Glazed wall cabinet. Fitted L shaped worktop, cupboards and drawers under. Space for upright fridge/freezer. Range of wall cupboards. Part tiled recess housing Potterton Kingfisher gas boiler. Part shelved cupboard under stairs with plumbing for washing machine. Double glazed window. Part tiled walls. Chequered vinyl flooring. Double glazed door to outside.

FIRST FLOOR

Landing Attractive natural timber balustrade. Hatch to loft space. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. 2 double glazed windows.

Bedroom 1 14'4" x 10'5" (4.37m x 3.18m) Double aspect. Built-in double wardrobe with cupboard over. Fitted wardrobes to one corner with mirror fronted doors, cupboards over, adjacent tall open shelved unit. 3 double glazed windows. Radiator.

Bedroom 2 15'2" x 9' (4.62m x 2.74m) Double aspect. 2 double glazed windows. Radiator.

Bedroom 3 9'11" x 7'9" (3.02m x 2.36m) Double aspect. Built-in double wardrobe with cupboards over, natural wood louvre doors. 2 double glazed windows. Radiator.

Bedroom 4 10'7" x 7'11" (3.23m x 2.41m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, independent Aqualisa shower over, fully tiled surround, pedestal basin, close coupled wc. Double glazed window. Radiator. Part tiled walls.

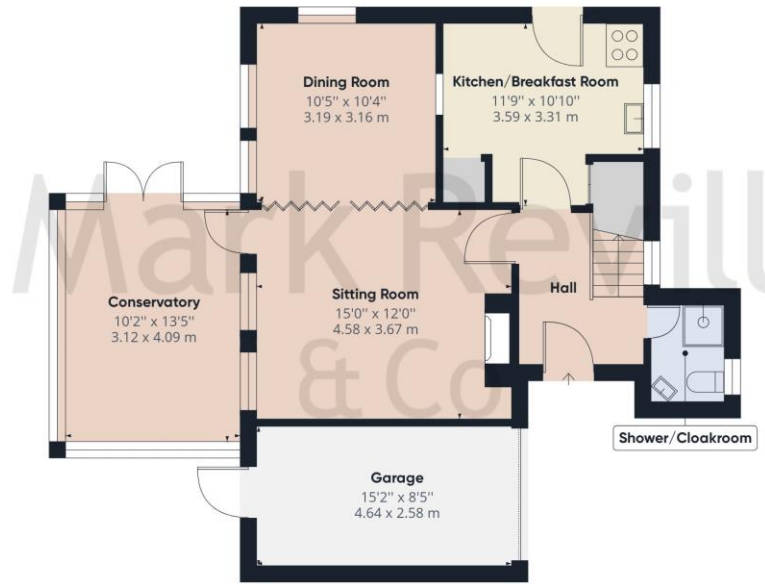
OUTSIDE

Attached Garage 15'2" x 8'5" (4.62m x 2.57m) Up and over door. Light and power points. Electric meter and trip switches. Range of fitted shelving. Rear door to garden.

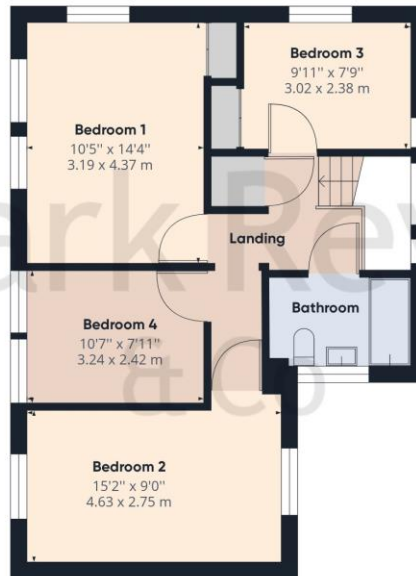
Private Drive with Turning Area 7kW electric home charger point.

Lovely Rear Gardens About 53 feet (16.15m) in length x 57 feet (17.37m) wide. Arranged with a good size natural stone paved sun terrace opening to a well tended lawn interspersed with a wide variety of established clipped shrubs, hedges and bamboo. Shaped herbaceous borders containing a variety of colourful flowers, plants, shrubs and small trees. Area to the south side with raised stone filled and paved area with fig tree, adjacent deep bed with box hedging, palm tree, etc. The garden is fully enclosed by clipped evergreen and tall mixed hedges providing shelter and total privacy.





Ground Floor



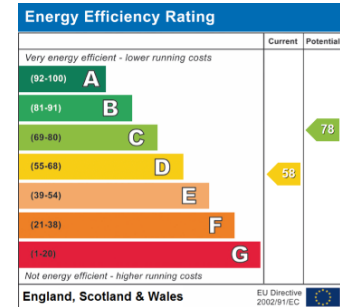
Floor 1



Approximate total area⁽¹⁾

1393.72 ft²

129.48 m²



(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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