



4 Blunts Wood Road
Haywards Heath, RH16 1NB



Mark Revill & Co

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Guide Price £675,000

This attractive detached house occupies a good size plot offering excellent scope for an extension to the side and/or the rear, subject to obtaining the usual planning consents. The bright and well planned accommodation has the benefit of gas central heating and double glazing although is in need of complete modernisation and redecoration. The accommodation comprises 3 good size bedrooms, spacious bathroom, downstairs cloakroom, a fine double aspect sitting room, separate dining room, kitchen and a garden room. There is an attached garage approached by a long private drive offering parking for 3 vehicles and the delightful mature rear garden extends to about 90 feet in length.

Situated in this much sought after established location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School, the Sixth Form College and Warden Park Secondary Academy (via Blunts Wood) are close by as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops and an array of restaurants and the A23 lies about 5 miles to the west providing a direct route to the



motorway network. Gatwick Airport is 12.8 miles to the north, the cosmopolitan city of Brighton and the coast is 15.6 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

Fully Enclosed Entrance Lobby Glazed front door to:

Hall Telephone point. Radiator. Wood block flooring.

Sitting Room 22'2" x 12' (6.76m x 3.66m) Natural stone open fireplace and hearth. 2 wall light points. TV aerial point. 2 radiators. Double glazed sliding doors to rear garden.

Dining Room 9'1" x 8'6" (2.77m x 2.59m) Serving hatch to kitchen with drawers beneath and shelving over. Glazed display niche. Double glazed window. Radiator. Wood block flooring.

Inner Hall Radiator. Stairs to first floor.

Cloakroom wc and corner basin, understairs storage cupboard. Secondary double glazing.

Kitchen 11'2" x 8'1" (3.40m x 2.46m) Stainless steel sink with cupboards beneath, adjacent worktops, appliance and storage space under. Wall cupboard and adjacent high level shelving. Plumbing for washing machine. Serving opening to dining room with drawers under, cupboards over, adjacent tall cupboard, cupboard over. Built-in shelved and ventilated larder. Double glazed window. Half glazed door to:

Covered Way Polycarbonate roof. Paved floor. Door to front. Part glazed door to:

Garden Room 12'5" x 7'1" (3.78m x 2.16m) Part glazed on two sides with door to rear garden. Water tap. Paved floor.

FIRST FLOOR

Landing Tall double glazed window. Built-in airing cupboard housing lagged hot water cylinder and slatted shelving.

Bedroom 1 13'8" x 11'9" (4.17m x 3.58m) Double glazed window. Radiator.

Bedroom 2 12'9" x 9'6" (3.89m x 2.90m) *maximum*. Built-in storage cupboard housing Potterton gas boiler. Double glazed window. Radiator.

Bedroom 3 12'2" x 8' (3.71m x 2.44m) Fitted double wardrobe, cupboard over, dressing table/desk unit, fitted shelving. Double glazed window. Radiator.

Bathroom Coloured suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, low level wc. Heated chromium towel warmer. Wall mounted electric heater. Extractor fan. Part tiled walls.

OUTSIDE

Attached Garage Double doors. Light and power point. Personal door to covered way.

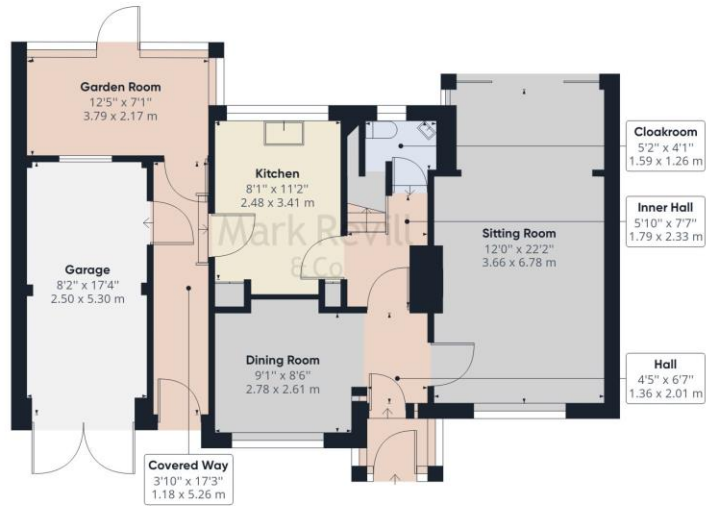
Long Private Drive Offering parking for 3 vehicles.

Good Size Front Garden About 64 feet (19.51m) in length. Laid to lawn with mature herbaceous bed, established flowering cherry trees, fir tree and mature laurel.

Lovely Rear Garden About 90 feet (27.43m) in length x 48 feet (14.63m) in width. Arranged mainly as lawn interspersed with a wide variety of established shrubs and small trees with borders containing an abundance of mature shrubs and bushes providing shelter and seclusion. Paved area to the side with **timber shed** and gate to front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	49	
(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⁾
1375.73 ft²
127.81 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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

