



**11 Pembury Close**  
Haywards Heath, RH16 3RZ



**Mark Revill & Co**

# 11 Pembury Close

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Guide Price £500,000

This excellent thoughtfully extended semi detached house offers bright, spacious and well planned family accommodation arranged over two floors. The property has the benefit of gas central heating and double glazing and incorporates 4 bedrooms all fitted with an extensive range of furniture, a modern shower room, downstairs cloakroom, a fine sitting and dining room plus family room/breakfast room, home office and a superb comprehensively fitted kitchen complete with all appliances. There is a detached garage approached by a private block paved drive and the most attractive easily managed rear garden enjoys a favoured westerly aspect and is arranged with a sheltered paved sun terrace with steps leading to a level artificial lawn.

Situated in this sought after cul-de-sac lying immediately off Beech Hill just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, chemist and doctor's surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is just under 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Down National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



## GROUND FLOOR

**Porch** Attractive stained glass double glazed front door to:

**Hall** Built-in storage cupboard with shelf over. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Cloakroom** wc with concealed cistern, shelf and tiled splashback over, basin with single lever mixer tap, tiled splashback.

**Sitting and Dining Room** 23'3" x 12'7" (7.09m x 3.84m) Understairs cupboard. TV aerial point. Double glazed picture window to front. 2 radiators. Wood effect laminate flooring. Wide opening to:

**Office/Family Room** 12'8" x 9'5" (3.86m x 2.87m) Double glazed velux window. Double glazed window. Radiator. Wood effect laminate flooring. Double glazed doors to outside.

**Superb Kitchen/Breakfast Room** 18'7" x 12'2" (5.66m x 3.71m) Comprehensively fitted with a quality range of high gloss fronted units with contrasting laminate work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, numerous cupboards and drawers. Integrated Bosch **dishwasher**, **wine cooler** under. Fitted Bosch **5 ring brushed steel gas hob** with glass splashback and brushed steel extractor hood over flanked by wall cupboards, one housing Bosch **microwave oven**, further wall cupboards. Extensive range of tall storage units including larder unit with wire basket shelving, integrated Bosch **fridge/freezer**. Built-in Bosch **electric double oven**, cupboard over, drawers under. Island unit with matching top/breakfast bar, cupboards beneath. 2 double glazed windows. Worktop lighting. Ceiling downlighters. Tiled effect laminate flooring. Double glazed door to outside.

## FIRST FLOOR

**Galleried Landing** Hatch with pull down ladder to loft space. Built-in airing cupboard with slatted shelving and bar heater. Double glazed window. 2 radiators.

**Bedroom 1** 10'1" x 9'7" (3.07m x 2.92m) Excellent range of fitted furniture with wardrobes along one wall incorporating hanging rails and shelving, further built-in wardrobe with cupboards over. 2 bedside drawer units. Double glazed window. Radiator.

**Bedroom 2** 10'10" x 9'6" (3.30m x 2.90m) Extensive range of fitted furniture comprising corner desk/dressing table unit flanked by cupboard and drawers, range of wall cupboards

with base unit at one end. Further unit with central TV/display recess, high level shelving over flanked by storage cupboards, range of base level cupboards beneath. Double glazed window. Radiator.

**Bedroom 3** 10'11" x 7'6" (3.33m x 2.29m) Double aspect. Fitted single bed unit with cupboards and central drawers under, range of high level cupboards over, adjacent double wardrobe with tall shelved units behind. Desk unit with drawers, display shelving over. 2 double glazed windows. Radiator.

**Bedroom 4** 7'9" x 8'6" (2.36m x 2.59m) Fitted single bed unit with cupboards and central drawers under, high level cupboards over, adjacent tall shelved unit. Fitted wardrobe, adjacent desk unit with drawers, display shelving over. Double glazed window. Radiator.

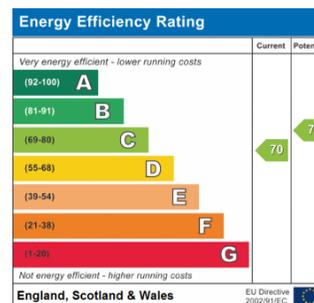
**Shower Room** Large walk-in fully tiled shower with overhead and hand held fitment, glazed screens and sliding doors, inset basin with single lever mixer tap, cupboard beneath, adjacent top, wc with concealed cistern. Upright contemporary towel rail/radiator. Shaver point. Extractor fan. Double glazed window. Half tiled walls. Tiled floor.

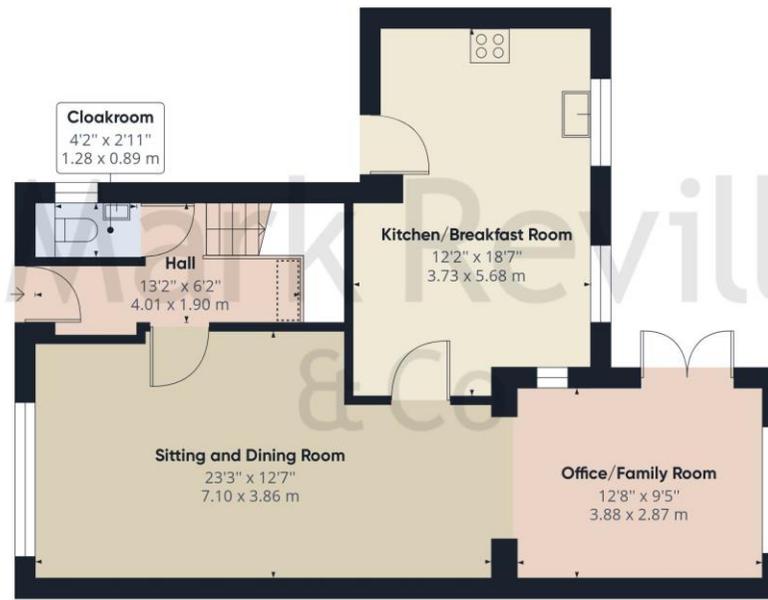
## OUTSIDE

**Detached Garage** Up and over door. Light and power points. Rear door. Private block paved drive.

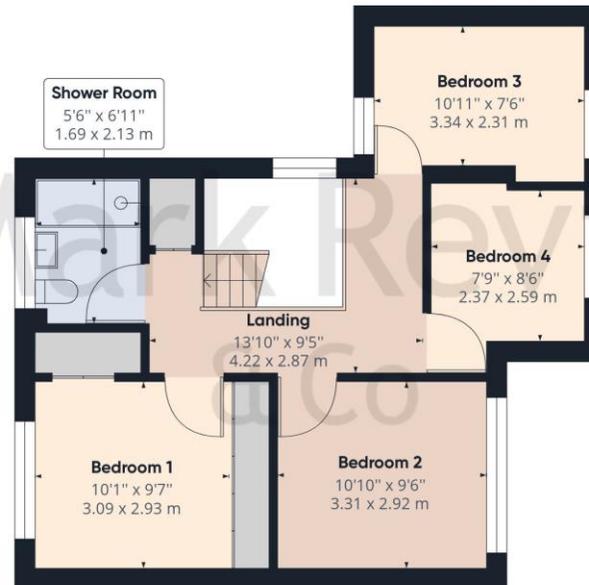
**Front Garden** Laid to lawn with shrub bed. Block paved path. Gate to paved side access.

**West Facing Rear Garden** Arranged with a sheltered paved sun terrace adjacent to the house with painted timber faced retaining walls and central steps to a raised L shaped artificial lawn. Gravel filled area, raised herbaceous bed at the far end containing a variety of shrubs, palm, bamboo and established apple tree, flanked by seating area with pergola and **garden store**. The garden is fully enclosed with close boarded timber fencing.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1222.03 ft<sup>2</sup>  
113.53 m<sup>2</sup>

**Reduced headroom**

3.32 ft<sup>2</sup>  
0.31 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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