



14 Pinewood Way  
Haywards Heath, RH16 4JZ



Mark Revill & Co



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**Guide Price £400,000**

This attractive link detached house offers bright and well planned accommodation having the benefit of gas fired central heating, double glazed replacement windows throughout, cavity wall insulation and uPVC soffits and fascias for ease of maintenance. The property incorporates 3 bedrooms (2 double), bathroom, separate wc, a fine double aspect sitting and dining room and a refitted kitchen. In addition, there is a home office/recreation room forming a partial conversion of the garage, a private drive offering parking for 2-3 vehicles and the fully enclosed rear garden is arranged on two levels with a raised paved sun terrace, lawn and timber decking.

Situated on the southern edge of Haywards Heath close to a modern doctors surgery and chemist and within a short walk to a Sainsbury's Local. The town centre is within easy reach offering a wide range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstore and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several good schools in the locality catering for all age groups and the A23 lies just under 6 miles to the west providing a direct route to the motorway



network, whilst Gatwick Airport is 15.3 miles to the north and the cosmopolitan city of Brighton and the coast is about 14.3 miles to the south.

## GROUND FLOOR

**Entrance Lobby** Double glazed front door and side window. Deep built-in bin/storage cupboard, cupboard over housing gas and electric meters. Quarry tiled floor. Glazed panelled door to:

**Hall** Understairs cupboard. Telephone point. Radiator. Stairs to first floor.

**Sitting and Dining Room** 23'3" x 10'8" (7.09m x 3.25m) With outlook over the front and rear gardens. Fireplace with contemporary electric fire, raised quarry tiled hearth. Serving hatch to kitchen. TV/FM aerial points. 4 wall light points. 2 double glazed windows. 2 radiators.

**Kitchen** 11'10" x 8'8" (3.61m x 2.64m) Refitted with an attractive range of shaker style units with quartz effect laminate worktops comprising inset enamel sink with mixer tap, adjacent worktop, cupboards and drawers under. Recess with Hotpoint **electric cooker** incorporating 2 ovens and 4 ring halogen hob, adjacent base unit with cupboard and storage recess. Range of wall cupboards incorporating extractor hood. Long matching worktop, cupboards, drawers and appliance spaces with plumbing for washing machine under. Further range of wall cupboards. Double glazed window. Radiator. Ceiling downlighters. Part tiled walls. Wood effect vinyl flooring. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Natural wood balustrade. Hatch to loft space. Built-in airing cupboard with slatted shelf and housing Glow-worm gas boiler and insulated hot water cylinder with immersion heater.

**Bedroom 1** 10'10" x 9'6" (3.30m x 2.90m) One wall fitted with range of wardrobes with mirror fronted floor to ceiling sliding doors incorporating hanging rails and shelving. Telephone point. Double glazed window. Radiator.

**Bedroom 2** 11' x 10'9" (3.35m x 3.28m) TV/FM aerial points. Telephone point. Double glazed window. Radiator.

**Bedroom 3** 8'9" x 8'2" (2.67m x 2.49m) Deep built-in partly shelved wardrobe/storage cupboard. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent shower over, glazed screen, pedestal basin. Ceiling downlighters. Double glazed window. Radiator. Fully tiled walls. Vinyl flooring.

**Separate wc** Low level suite. Double glazed window.

## OUTSIDE

**Attached Garage with Home Office/Recreation Room** Formerly a garage which is now divided but could easily be re-instated if desired. *This partial conversion does not have Building Regulation approval.*

**Home Office** 10'3" x 8'4" (3.12m x 2.54m) Double glazed window. Radiator. Double glazed door to rear garden. Door to:

**Garage** 8'5" x 5'1" (2.57m x 1.55m) Up and over door. Light point. Access to useful eaves storage space.

**Private Drive** Offering parking for 2-3 vehicles.

**Front Garden** Laid to lawn. Paved entrance path.

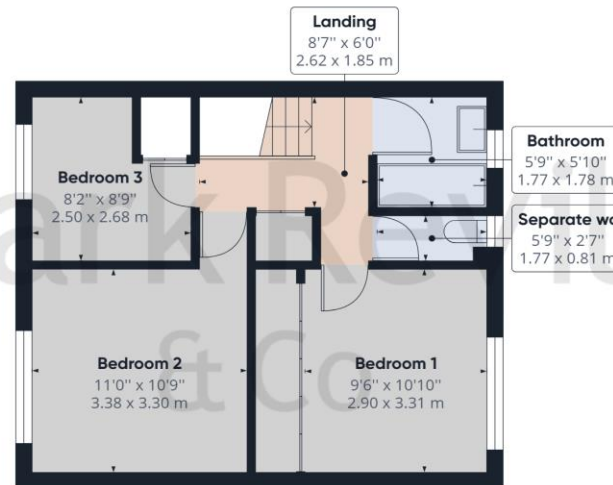
**Attractive Rear Garden** Arranged on two tiers, raised paved sun terrace with timber hand rail, adjacent lawn with flower border, central steps to a lower level arranged as lawn and sheltered raised decking. Water tap. The garden is fully enclosed with close boarded fencing. Gate to side access.







Ground Floor



Floor 1



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

1029.05 ft<sup>2</sup>

95.60 m<sup>2</sup>

(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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