



12 Cobbetts Mead
Haywards Heath, RH16 3TQ



Mark Revill & Co

12 Cobbetts Mead Haywards Heath, RH16 3TQ

£665,000

This most attractive Regency style detached house offers bright and spacious family accommodation occupying a sought after location and enjoying a delightful west facing rear garden. The house has the benefit of gas central heating and double glazing and incorporates 4 bedrooms (all with fitted wardrobes), 2 bathrooms (1 en suite to the main bedroom), a splendid sitting room (16'8 x 15'), separate dining room, home office, kitchen and downstairs cloakroom. There is a double garage approached by a wide block paved drive offering parking for 5-6 vehicles and the delightful rear garden enjoys a favoured westerly aspect extending to about 50 feet in length arranged with a wide paved sun terrace and level lawn.

Situated in this highly desirable cul-de-sac just a short walk to a well regarded primary school, local doctor's surgery, chemist, Tesco Express and the Princess Royal Hospital. 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 London (Victoria/London Bridge 42-45 minutes). There are several schools and colleges in the locality catering for the older age groups and the A23 lies about 6 miles to the west providing a direct route to the motorway network. Gatwick Airport is 16 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 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

Period style portico. Panelled front door to:

Hall Understairs cupboard, downstairs storage recess. Radiator.

Cloakroom Low level wc and basin with mixer tap, cupboard beneath. Double glazed window. Half tiled walls. Tiled floor.

Home Office 9'11" x 8'4" (3.02m x 2.54m) Extensive range of fitted shelving on two sides. Double glazed window. Radiator.

Sitting Room 16'8" x 15' (5.08m x 4.57m) Feature marble fireplace and hearth, moulded timber surround. TV aerial point. Double glazed window. Radiator. Double glazed casement doors to rear garden.

Dining Room 11'1" x 10'10" (3.38m x 3.30m) Double glazed window. Radiator. Glazed panelled doors to:

Kitchen/Breakfast Room 12'7" x 11'2" (3.84m x 3.40m) Fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and AEG **washing machine** beneath. Fitted brushed steel **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards. Wall cupboard housing Glow-worm gas boiler. Built-in Bosch **double oven**, cupboard under and over. Further wall cupboards. Fitted breakfast table, wall cupboards and lighting over. Recess for tall fridge/freezer, shelf over, adjacent tall shelved cupboard. Double glazed window. Part tiled walls. Wood effect laminate flooring. Glazed panelled door to outside.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing insulated hot water cylinder. Hatch to loft space. Dado rail.

Bedroom 1 13'4" x 11'2" (4.06m x 3.40m) Range of fitted wardrobes incorporating hanging space and shelving, cupboards over, all with natural wood louvre doors. Double glazed window. Radiator.

En Suite Bathroom White suite comprising bath with mixer tap and independent shower over with overhead and hand held fittings, close coupled wc, inset basin, adjacent top. Radiator. Wall mirrors. Double glazed window. Half tiled walls. Tiled effect vinyl flooring.

Bedroom 2 16'8" x 9'11" (5.08m x 3.02m) Excellent range of fitted furniture comprising: wardrobes fitted to one wall, some with glazed doors, corner dressing table unit with drawers and shelving, eye level cupboard and high level shelving, additional chest of drawers. 2 double glazed windows. Radiator.

Bedroom 3 9' x 8'3" (2.74m x 2.51m) Range of fitted wardrobes incorporating hanging rails and shelving, cupboards over. Double glazed window. Radiator.

Bedroom 4 8'11" x 7'4" (2.72m x 2.24m) Built-in double wardrobe, cupboard over, adjacent tall shelved cupboard, cupboard over. Range of fitted shelving. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, glazed screen, pedestal basin, close coupled wc. Wall cabinet with mirror doors and lighting. Extractor fan. Heated chromium ladder towel warmer/radiator. Half tiled walls. Tiled floor.

OUTSIDE

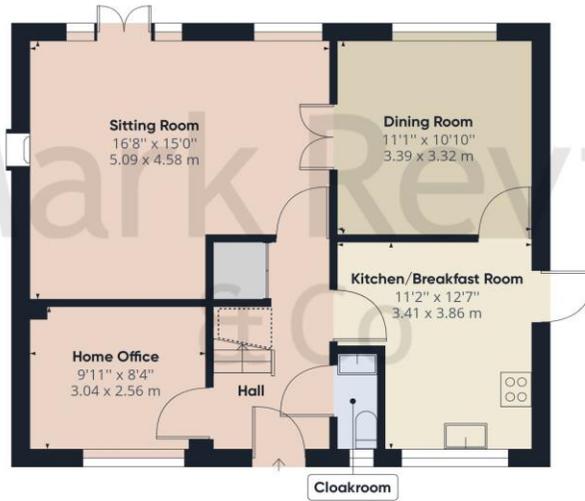
Double Garage 18'2" x 16'3" (5.54m x 4.95m) Two up and over doors. Light and power points. Plumbing for washing machine. Further up and over door at the rear. Rear door to garden.

Wide Block Paved Drive Offering parking for 5-6 vehicles.

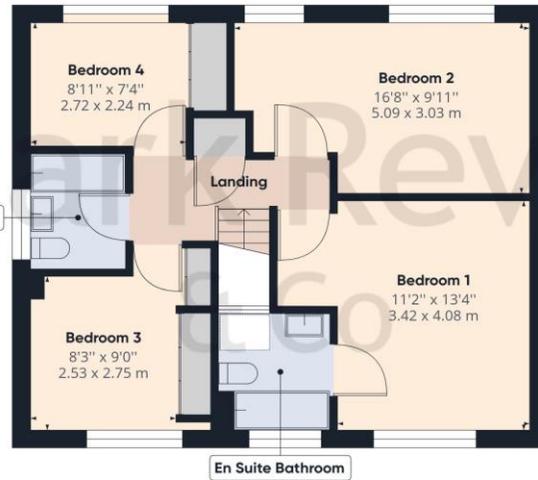
Front Garden Neatly laid to lawn with deep triangular herbaceous bed.

Lovely West Facing Rear Garden About 48 feet (14.63m) in length x 50 feet (15.24m) wide. Arranged with a wide block paved sun terrace, partially covered awning at one end opening to a level well tended lawn, large adjacent deep herbaceous bed. Water tap. Outside light. The garden is fully enclosed with newly erected close boarded fence and clipped mixed hedge on the rear boundary providing shelter and seclusion.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1281.79 ft²
119.08 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

GIRAFFE360

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

