



1 Bowden Way
Haywards Heath, RH16 4UA



Mark Revill & Co

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Guide Price £650,000

This splendid recently built detached house is beautifully presented throughout offering bright, well designed and contemporary interior. The property has the benefit of gas central heating and double glazing, features oak flooring to most of the ground floor and incorporates a fine double aspect sitting room with handsome fireplace, a superb open plan kitchen with dining room comprehensively fitted with quality range of shaker style units and granite work surfaces complete with appliances, there are 4 bedrooms, a luxury en suite shower room, bathroom with white suite and a spacious downstairs cloakroom. There is a detached brick built garage approached by a double width private drive and the most attractive gardens enjoy a favoured southerly aspect arranged mainly as level lawn with a sheltered paved sun terrace and barbecue area.

Situated in this 'tucked away' location at the end of a cul-de-sac on the south east edge of Haywards Heath close to Princess Royal Hospital and within walking distance of a Sainsbury's Local. Haywards Heath town centre is about 1.2 miles distant offering a wide range of shops, an array of restaurants in The Broadway, several parks, a Waitrose and Sainsbury's superstore, modern leisure complex and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the A23 lies just 6 miles to the west via the recently opened bypass offering a direct route to the motorway network. Gatwick Airport is 15.2 miles to the north and the cosmopolitan city of Brighton and the coast is 13.7 miles to the



south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall Composite front door. Understairs cupboard. Built-in coats/store cupboard with light point and housing electric meter trip switches. Radiator. Oak flooring.

Cloakroom Close coupled wc and pedestal basin with single lever mixer tap, tiled splashback. Double glazed window. Radiator. Tiled effect Karndean flooring.

Living Room 22'11" x 10'5" (6.99m x 3.18m) A splendid double aspect room with outlook to front and rear garden. Wide double glazed bay window at front with plantation shutters. Media plate with TV/FM/Satellite aerial points. Contemporary polished stone fireplace and hearth, fitted real flame coal effect gas fire. 2 radiators. Double glazed casement doors to rear garden.

Superb Kitchen with Dining Room 19'11" x 11'5" (6.07m x 3.48m) Oak flooring.

Kitchen Comprehensively fitted with attractive range of white shaker style units with granite work surfaces and upstands, comprising inset enamel butlers sink with flexi mixer tap, adjacent work surfaces, cupboards including corner carousel unit, drawers and Siemens **dishwasher** beneath. Fitted Bosch brushed steel **4 ring gas hob** with matching extractor hood over flanked by wall cupboards. Built-in Bosch **electric double oven**, cupboard under and over. Island unit with matching top/breakfast bar with drawers and **wine cooler** beneath. Recessed worktop with cupboard and Hotpoint **washer/dryer** beneath, wall cupboards and eye level Bosch **microwave oven** over. Double glazed window. Ceiling downlighters. Part tiled walls. Double glazed door to rear garden.

Dining Room Double glazed window to front with plantation shutters.

FIRST FLOOR

Landing Built-in shelved airing cupboard housing Mega-flo steel hot water cylinder. Hatch with pull down ladder to part floor boarded loft space. Radiator. Ceiling downlighters.

Bedroom 1 12'8" x 10'3" (3.86m x 3.12m) Wide double glazed bay window to front enjoying a wooded outlook. Built-in double wardrobe incorporating hanging rails and shelving with floor to ceiling sliding mirror doors. Radiator.

En Suite Shower Room Walk-in fully tiled shower with tiled floor, hand held and overhead fittings, glazed screen, storage niche, basin with single lever mixer tap, drawer beneath, wc with concealed cistern, useful shelf over. Heated ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Electrically heated tiled floor.

Bedroom 2 11'7" x 9'5" (3.53m x 2.87m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

Bedroom 3 11'5" x 7'6" (3.48m x 2.29m) Double glazed window. Radiator.

Bedroom 4 11'8" x 6'3" (3.56m x 1.91m) Fitted desk top with cupboards beneath, range of wall cupboards over, including central glazed unit with downlighters. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, shower over, inset basin with single lever mixer tap, wc with concealed cistern. Wall mirror. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls, fully tiled around bath. Wood effect Karndean flooring.

OUTSIDE

Detached Garage 18'2" x 10' (5.54m x 3.05m) Electrically operated roller door. Light and power points. Rear Door.

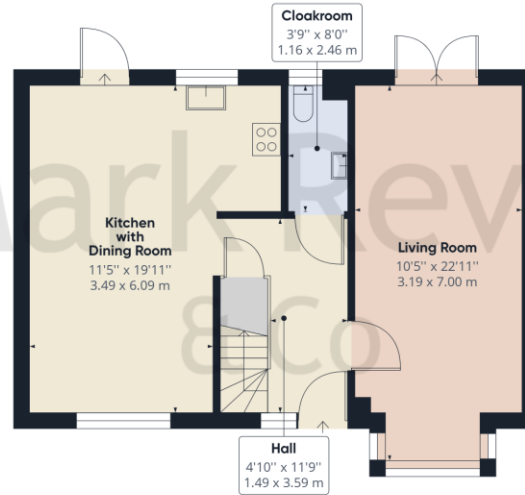
Private Double Width Drive flanked by block paving. Gate to rear garden.

Front Garden Beds planted with hydrangeas and mature palm, paved entrance path. Outside light.

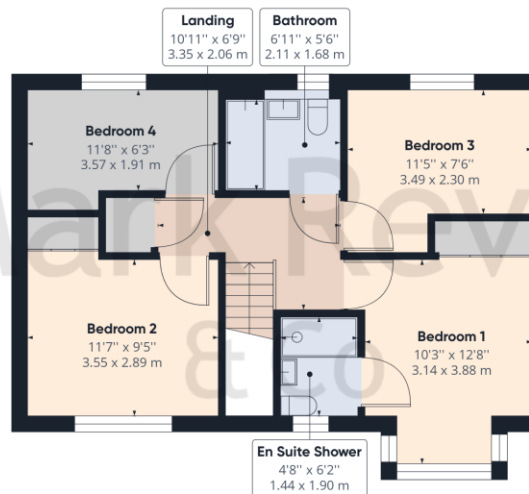
Attractive South Facing Rear Garden About 48 feet (14.63m) wide x 36 feet (10.97m) maximum in depth. Arranged with a paved sun terrace adjacent to the garage adjacent stone filled barbecue area with pergola, well kept level lawn, paved path, raised herbaceous borders with timber retaining walls containing a variety of plants, shrubs and bushes including laurel, bay, bamboo etc. Area to the side with paved path, lawn and **timber shed** with gate to front. Outside light and water tap. The garden is fully enclosed by close boarded fencing offering shelter and seclusion.

Estate Maintenance £319 per annum.





Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	79	
(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	

Approximate total area⁽¹⁾

1198.55 ft²

111.35 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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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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