



47 Gatesmead
Haywards Heath, RH16 1SN

 **Mark Revill & Co**

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Guide Price £825,000

This splendid detached family house built and finished to an exceptionally high standard just over 4 years ago by Crest Nicholson offers bright, spacious and well designed accommodation. This delightful home offers a stylish interior having the benefit of gas central heating, double glazing and an air circulation system and incorporates 4 good size bedrooms, 2 en suite shower rooms, luxury family bathroom, downstairs cloakroom, a fine double aspect sitting room, separate office/family room and a particular feature is the superb open plan comprehensively fitted kitchen with dining room complete with Bosch appliances. There is a detached double garage approached by a wide drive offering parking for 4-6 vehicles and the delightful secluded rear garden enjoys a favoured southerly aspect and extends to about 84 feet in length arranged as a paved terrace and a two-tier lawn.

Situated in this highly desirable location in a quiet cul-de-sac just over one mile to the picturesque village of Lindfield with its good local amenities and shops whilst Haywards Heath mainline station is a similar distance providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools and colleges in the locality catering for all age groups and Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants, a modern leisure centre, Sainsbury's and Waitrose superstores. The A23 lies just under 6 miles to the west providing a direct route to the



motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 16 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

Spacious Hall Radiator with decorative cover. Amtico wood effect flooring.

Cloakroom White suite comprising wc with concealed cistern, basin with single lever mixer tap. Double glazed window. Radiator. Half tiled walls. Amtico wood effect flooring.

Sitting Room 23'10" x 12' (7.26m x 3.66m) A fine double aspect room. TV aerial point. Double glazed window. 2 radiators. Double glazed doors flanked by double glazed windows to rear sun terrace and garden.

Office/Family Room 13'2" x 9'3" (4.01m x 2.82m) TV aerial point. Double glazed window. Radiator.

Superb Open Plan Kitchen with Dining Room 22' x 13'5" (6.71m x 4.09m) Comprehensively fitted with an attractive range of units with stone work surfaces and upstands complete with Bosch appliances. Comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces extended to form peninsula unit incorporating breakfast bar, cupboards, drawers and integrated **dishwasher** beneath. 2 built-in brushed steel **electric ovens**, fitted **5 ring gas hob** and extractor hood over. Range of wall cupboards, further wall cupboard. Worktop lighting. Integrated tall **fridge**, tall **freezer** and shelved larder unit. Extractor fan. Double glazed window. 2 radiators. Amtico wood effect flooring. 2 sets of double glazed doors flanked by double glazed windows to rear garden.

Utility Area 9'4" x 4'4" (2.84m x 1.32m) L shaped work surface, cupboard, storage space and plumbing for washing machine under. Good size understairs storage area. Extractor fan. Double glazed window. Amtico wood effect flooring.

FIRST FLOOR

Galleried Landing Range of fitted book shelving. Hatch to loft space. Radiator.

Bedroom 1 19'7" x 13'6" (5.97m x 4.11m) Double aspect. 2 built-in double wardrobes incorporating hanging rails and shelving, floor to ceiling sliding mirror doors. TV aerial point. 2 double glazed windows. Radiator.

En Suite Shower Room White suite comprising large fully tiled shower with glass screen and sliding door, counter mounted basin with single lever mixer tap, drawer beneath, wc with concealed cistern. Extractor fan. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Amtico tiled effect flooring.

Bedroom 2 12'6" x 12'1" (3.81m x 3.68m) TV aerial point. Double glazed window. Radiator.

En Suite Shower Room White suite comprising large fully tiled shower with glass screen and sliding door, counter mounted basin with single lever mixer tap, drawer beneath, wc with concealed cistern. Extractor fan. Shower point. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Amtico tiled effect flooring.

Bedroom 3 12'2" x 8'9" (3.71m x 2.67m) Large recess for wardrobe/desk. Double glazed window. Radiator.

Bedroom 4 10'11" x 8'8" (3.33m x 2.64m) Double glazed window. Radiator.

Bathroom White suite comprising bath with central mixer tap, independent shower over, glazed screen, counter mounted basin with single lever mixer tap, drawer beneath, wc with concealed cistern. Extractor fan. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Amtico tiled effect flooring.

OUTSIDE

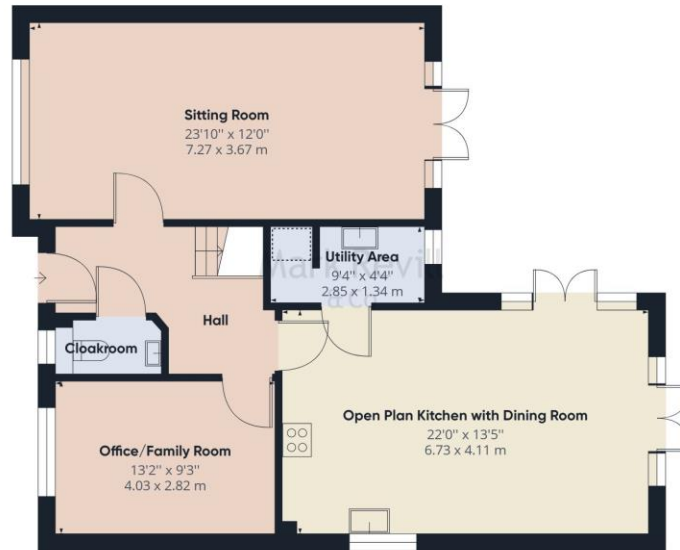
Double Garage 20'9" x 20'4" (6.32m x 6.20m) 2 up and over doors. Light and power points.

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

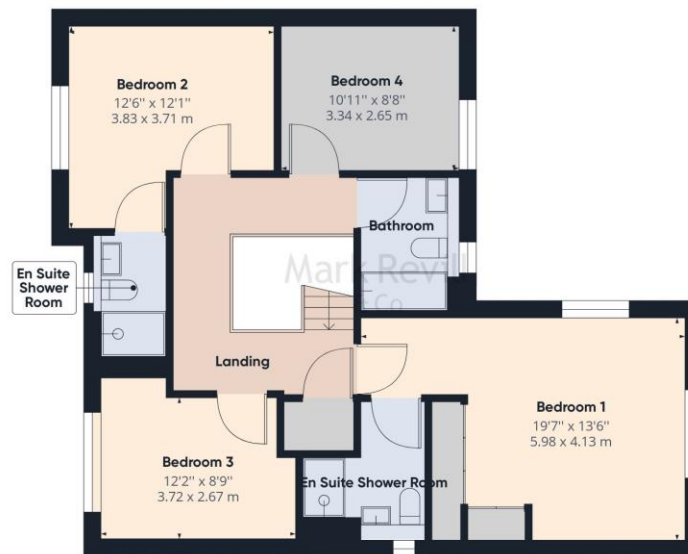
Lovely South Facing Rear Garden About 84 feet (26.6m) in depth x 58 feet (17.68m) in width (maximum measurements). Arranged with a paved sun terrace adjacent to the house with gate to drive. Good size area of lawn with central bank and steps to a further lawn area at the far end planted with a variety of small trees. Outside light and tap. The garden is fully enclosed by close boarded fencing with mature trees planted beyond the rear boundary offering shelter and seclusion.

Estate Maintenance £521.70 per annum.





Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	86	
(69-80)	C		
(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⁾

1704.87 ft²

158.39 m²

Reduced headroom

5.03 ft²

0.47 m²

(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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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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