



**53 Turners Mill Road**  
Haywards Heath, RH16 1NW



**Mark Revall & Co**



## 53 Turners Mill Road Haywards Heath, RH16 1NW

£550,000

This excellent detached house offers bright and well presented accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The house incorporates 3 good size bedrooms, bathroom, a downstairs cloakroom, a fine sitting and dining room and a refitted kitchen complete with appliances plus a useful utility room. There is a detached garage approached by a wide private block paved drive offering parking for 3-4 vehicles and the most attractive hard landscaped gardens are arranged with a wide paved sun terrace, herbaceous borders planted with a variety of trees and shrubs including palm trees plus a further paved area with greenhouse and shed.

Situated in a quiet cul-de-sac in this much sought after location just a short walk to the well regarded Harlands Primary School, Haywards Heath Sixth Form College and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all close at hand as is Blunts Wood Nature Reserve, whilst the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.





## GROUND FLOOR

**Hall** Composite panelled replacement front door. Understairs cupboard housing gas meters and trip switches. Radiator. Stairs with double glazed window to first floor.

**Cloakroom** Refitted with white suite comprising close coupled wc and basin. Double glazed window. Half tiled walls.

**Sitting and Dining Room** 24'2" x 11'5" (7.37m x 3.48m) Triple aspect. Natural stone fireplace and hearth. TV aerial point. 2 double glazed windows. 2 radiators. Double glazed sliding door to rear garden.

**Kitchen** 12'4" x 7'10" (3.76m x 2.39m) Comprehensively fitted with an attractive range of units with laminate work surfaces comprising inset stainless steel sink with mixer tap, adjacent L shaped work surfaces, cupboards with magi-corner, drawers and kick heater beneath. Fitted Neff **4 ring halogen hob** with brushed steel extractor hood over. Window pelmet and adjacent wall cupboards with lighting beneath. Built-in Neff **electric double oven**, drawers under, cupboard over, adjacent pull out wire basket larder unit. Matching worktop, cupboard and drawers under. Further wall cupboards with worktop lighting, adjacent integrated Neff **fridge** and **freezer**. Double glazed window. Part tiled walls. Vinyl flooring. Opening to:

**Utility Room** 5'10" x 5'8" (1.78m x 1.73m) Fitted worktop, cupboard and appliance space with plumbing for washing machine beneath, range of wall cupboards. Ample coat hanging space. 2 double glazed windows. Vinyl flooring. uPVC door to front and double glazed door to rear garden.

## FIRST FLOOR

**Landing** Built-in slatted shelved airing cupboard housing foam insulated hot water cylinder. Double glazed window.

**Bedroom 1** 12'10" x 11'4" (3.91m x 3.45m) Double aspect. Range of fitted wardrobes with cupboards over, all with natural wood louvre doors. 2 double glazed windows. Radiator.

**Bedroom 2** 11'6" x 11' (3.51m x 3.35m) Double aspect. Wall light points. 2 double glazed windows. Radiator.

**Bedroom 3** 10' x 8' (3.05m x 2.44m) Double aspect. Hatch with pull down ladder to loft space. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent shower over, pedestal basin, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls.

## OUTSIDE

**Detached Garage** 17'3" x 8'3" (5.26m x 2.51m) Up and over door. Light and power points. Rear door to garden.

**Private Drive** Block paved, offering parking for 3-4 vehicles.

**Formal Front Garden** Laid to lawn with flower and shrub borders.

**Attractive Rear Garden** Hard landscaped and easily managed. Arranged with a good size block paved sun terrace adjacent to the house with brick retaining wall, triangular shaped stone filled area with rock garden and palm tree, adjacent paved path and raised herbaceous borders planted with a variety of shrubs including camellia, palm, ferns, hebes, etc. Stone arch. Vegetable garden with raised beds, adjacent stone filled path to paved seating area to the side with **greenhouse** and **timber potting shed**. Concrete area to the side with fig tree, timber store, water butts and gate to front. Further side access with gate. Water tap. Outside light. The garden is fully enclosed by timber fencing offering shelter and seclusion.





Ground Floor



Floor 1



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

890.23 ft<sup>2</sup>

82.71 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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