



**5 Wychperry Road**  
Haywards Heath, RH16 1HJ

 Mark Revall & Co



## 5 Wychperry Road Haywards Heath, RH16 1HJ

£635,000

This fine detached house offers bright, spacious and well planned accommodation having the benefit of gas central heating, double glazing and solar panels generating domestic electricity plus additional energy to a feed-in tariff. The house is in need of modernisation and redecoration and offers an excellent opportunity for those who wish to remodel and refurbish to their own specification. The house incorporates 4 bedrooms, a wet room, downstairs cloakroom, a fine sitting and dining room, kitchen/breakfast room and a utility room. There is an integral garage approached by a wide drive and the attractive rear garden enjoys a favoured south easterly aspect extends to about 45 feet in length and is arranged with a wide sheltered sun terrace and tiered lawn.

Situated in this sought after cul-de-sac lying immediately off Paddockhall Road just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School and the Sixth Form College and within easy reach as is Warden Park Academy whilst the Dolphin Leisure complex, Sainsbury's and Waitrose Superstores are all within the immediate vicinity. The town centre is close at hand offering a wide range of shops and includes 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, 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

**Porch** Double glazed front door to:

**Hall** Good size understairs shelved coats/storage cupboard. Low level shelved cupboard. Double glazed window. Radiator with shelf over. Stairs to first floor.

**Cloakroom** Low level wc, basin. Double glazed window. Half tiled walls.

**Sitting & Dining Room** 25' x 11'6" (7.62m x 3.51m) Parquet flooring.

**Sitting Room** Stone built fireplace and hearth with solid timber mantle and plinth. TV aerial point. 3 wall light points. Double glazed window. 2 radiators. Wide opening to:

**Dining Room** Serving hatch to kitchen. Radiator. Double glazed casement doors to rear garden.

**Kitchen/Breakfast Room** 11'5" x 9'8" (3.48m x 2.95m) Stainless steel sink with cupboards and drawer under, adjacent worktop, cupboards and drawers under. Recess for cooker. Matching worktop, cupboards, drawers and shelving under. Range of high level cupboards. Tall **fridge/freezer**. Double glazed window. Radiator. Half tiled walls. Vinyl flooring.

**Utility Room** 8'4" x 7'11" (2.54m x 2.41m) Stainless steel sink with cupboards and drawer under, adjacent worktop with plumbing for washing machine beneath. Tall storage cupboard. Recently installed wall mounted Worcester gas boiler. High level wall unit. Double glazed window. Radiator. Half tiled walls. Vinyl flooring. Door to garage. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Hatch with pull down ladder to loft space. Radiator.

**Bedroom 1** 13'2" x 11'5" (4.01m x 3.48m) Built-in double wardrobe. Wall light point. Double glazed window. Radiator. Parquet flooring.

**Bedroom 2** 14'2" x 8' (4.32m x 2.44m) Double aspect. Good size built-in double wardrobe, further deep wardrobe/storage cupboard. 2 double glazed windows. Radiator. Parquet flooring.

**Bedroom 3** 11'5" x 9'5" (3.48m x 2.87m) Built-in double wardrobe. Wall light point. Double glazed window. Radiator. Parquet flooring.

**Bedroom 4** 9'7" x 8'4" (2.92m x 2.54m) Wall light point. Double glazed window. Radiator. Parquet flooring.

**Wet Room** White suite comprising pedestal basin and close coupled wc, walk-in shower area with low level folding glazed doors and Mira shower fitment. Heated chromium ladder towel warmer/radiator. Shelved wall cupboard. Extractor fan. Shaver point. Double glazed window. Radiator. Fully tiled walls. Non slip vinyl flooring.

## OUTSIDE

**Integral Garage** 17'2" x 8'2" (5.23m x 2.49m) Double doors. Light and power points. Trip switches. Wall mounted Fronius IG Plus Inverter with generation meter. Electric meter. **Chest freezer**. Double glazed window. Radiator. Door to utility room.

**Double Width Drive** Offering parking for 2 vehicles.

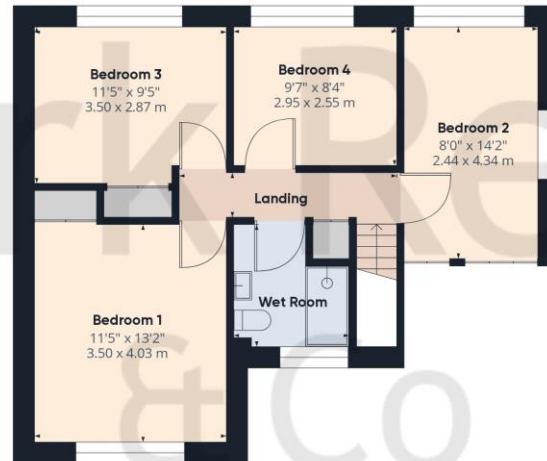
**Front Garden** Neatly laid to lawn. Side access with gate to:

**Attractive South East Facing Rear Garden** About 45 feet (13.72m) in length x 39 feet (11.89m) in width. Arranged with a large sun terrace adjacent to the house with high brick retaining wall, steps on one side to a tiered lawn with **timber potting shed**. The garden is fully enclosed by close boarded fencing.





Ground Floor



Floor 1



Approximate total area<sup>10</sup>

1265.81 ft<sup>2</sup>  
117.6 m<sup>2</sup>

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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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

