



14 Quarry Hill
Haywards Heath, RH16 1NQ



Mark Revill & Co

14 Quarry Hill

Haywards Heath, RH16 1NQ

£725,000

This splendid detached split level house has been thoughtfully extended to create extremely spacious family accommodation arranged over four floors. The bright and well presented accommodation has the benefit of gas central heating and double glazing and incorporates 4/5 bedrooms, bedroom 5/office, en suite shower room to the main bedroom, family bathroom, downstairs cloakroom, a fine sitting room with wood burning stove and picture window, an L shaped open plan kitchen with dining room plus utility area and a glazed garden room. There is an integral garage approached by a block paved drive offering parking for 2 vehicles and the most attractive rear garden enjoys a favoured southerly aspect extending to about 63 feet in length and arranged with a sheltered paved sun terrace and a two-tier lawn with connecting pathway and steps.

Quarry Hill is a cul-de-sac lying immediately off Blunts Wood Road adjacent to the nature reserve offering a delightful natural venue for woodland and countryside walking. Occupying this highly desirable established location just a short walk to the well regarded Harlands Primary School, Warden Park Secondary Academy (via Blunts Wood), 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 Centre, Waitrose and Sainsbury's superstores are close at hand and the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.8 miles to the north, the cosmopolitan city of Brighton and the coast is 15.6 miles to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive.



GROUND FLOOR

Entrance Porch Outside light. Double glazed composite panelled front door to:

Spacious Hall Good size understairs storage cupboard. Radiator. Door to garage. Parquet flooring. Stairs to upper ground floor.

Cloakroom White suite comprising wc with concealed cistern, inset basin with single lever mixer tap, adjacent shelf, cupboard beneath. Double glazed window. Radiator. Vinyl flooring.

Sitting Room 16'4" x 10'10" (4.98m x 3.30m) Approached by glazed natural timber framed folding doors from hall. A fine room with large double glazed picture window to front. Fireplace with raised wood burner, slate hearth. TV aerial point. Radiator. Parquet flooring.

UPPER GROUND FLOOR

Kitchen with Dining Area

Dining Area 11'8" x 8'8" (3.56m x 2.64m) Radiator. Ceiling downlighters. Wood effect laminate flooring. Double glazed sliding door to garden room.

Kitchen 11'11" x 7'4" (3.63m x 2.24m) Refitted with a stylish range of white high gloss fronted units with stone effect laminate worktops and upstands comprising inset composite bowl and a half sink with mixer tap, adjacent worktop, cupboards and plumbing for dishwasher under. Built-in **electric double oven**, cupboard under and over, wall cupboard. Matching worktop with cupboards and drawers beneath. Fitted **5 ring gas hob**, glass splashback and concealed extractor hood over flanked by range of wall cupboards. Integrated tall **fridge** and **freezer**. Double glazed window. Ceiling downlighters. Wood effect laminate flooring. Opening to:

Utility Area Plumbing for washing machine, fitted shelf/worktop over, wall mounted Worcester gas boiler. Quarry tiled floor. Double glazed door to outside.

Glazed Garden Room 9'10" x 8' (3m x 2.44m) With polycarbonate roof. Panelled walls. Radiator. Wood effect laminate flooring. Glazed double doors to rear garden.

Inner Hall Good size built-in shelved linen cupboard. Built-in airing cupboard housing pre-insulated hot water cylinder. Wood effect laminate flooring. Stairs to first floor.

Bathroom White suite comprising shaped bath with centrally mounted single lever mixer tap, independent power shower over, curved glazed shower screen, close coupled wc and inset basin with single lever mixer tap, cupboard beneath. Shaver point. Electrically heated chromium towel warmer. Double glazed window. Ceiling downlighters. Part tiled walls. Electrically heated tiled floor.

FIRST FLOOR

Landing Stairs to top floor.

Bedroom 2 13'2" x 9'5" (4.01m x 2.87m) Deep built-in storage cupboard. Double glazed window. Radiator.

Bedroom 3 13'11" x 9'6" (4.24m x 2.90m) Double aspect. Large built-in triple wardrobe incorporating hanging rails and shelving with floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator. Wood effect laminate flooring.

Bedroom 4 9'10" x 7'10" (3m x 2.39m) Hatch with pull down ladder to loft space. Double glazed window. Radiator.

TOP FLOOR

Office/Bedroom 5 11'8" x 8'10" (3.56m x 2.69m) Hatch with pull down ladder to loft space. Double glazed window. Radiator. Door to:

Bedroom 1 15'2" x 10'10" (4.62m x 3.30m) Fitted double wardrobe and tall boy incorporating drawers. Double glazed window. Radiator.

En Suite Shower Room Contemporary white suite comprising fully tiled shower with Mira electric fitment and glazed door/screen, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Part tiled walls. Tiled floor.

OUTSIDE

Integral Garage 17'9" x 8'6" (5.41m x 2.59m) Up and over door. Light and power points. Eaves storage. High level window. Gas and electric meters.

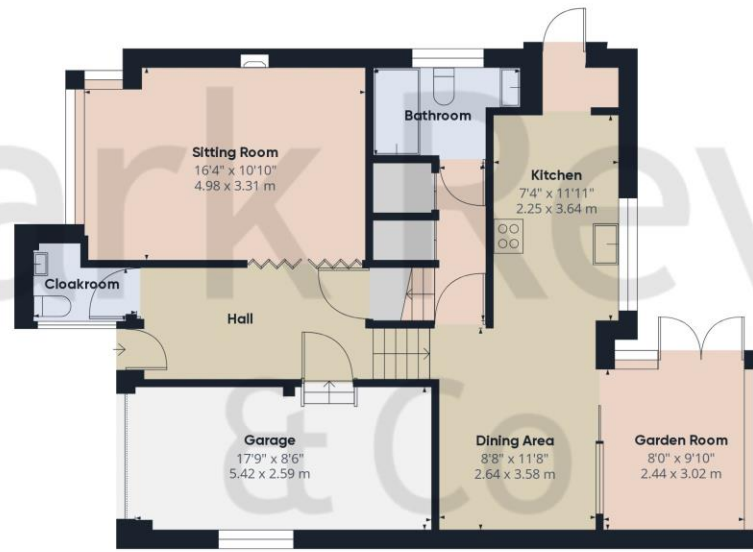
Private Block Paved Drive Offering parking for 2 vehicles. Lighting.

Front Garden Laid to lawn with raised path and adjacent flower bed. Outside light. Side access to:

Most Attractive South Facing Rear Garden About 63 feet (19.20m) in length. Arranged with paved sun terrace with covered seating area adjacent to the house with stone retaining walls and central steps to a sloping lawn with pebble filled drying area, curved path and steps to **greenhouse** with further path and steps to the upper level with lawn, deep herbaceous beds with timber retaining walls, timber arch to **timber shed**. Outside light. The garden is fully enclosed with timber fencing offering shelter and seclusion.



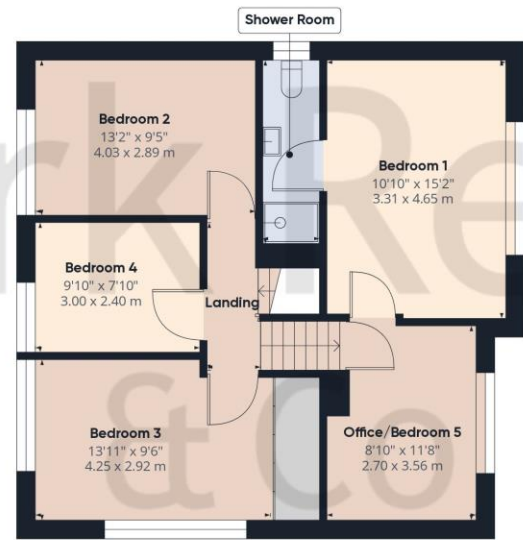
Mark & Co Revill



Approximate total area⁽¹⁾
 1571.87 ft²
 146.03 m²

Ground Floor

Mark & Co Revill



Floor 1

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

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.

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

