



**26 St Pauls on the Green**  
Haywards Heath, RH16 3BD



**Mark Revill & Co**



## 26 St Pauls on the Green Haywards Heath, RH16 3BD

Guide Price £800,000

This fine detached family home offers bright, spacious and well designed accommodation arranged over three floors. The property has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, 2 en suite shower rooms, bathroom, first floor sitting room with opening to an office, family room, a splendid open plan kitchen with dining room complete with appliances, utility room and 2 cloakrooms. There is a garage with an electronically operated roller door, an adjacent parking space and the attractive south facing rear garden extends to about 54 feet in length arranged with a wide paved sun terrace with central steps to a well kept lawn.

Situated in this small select development surrounding a central green just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and to the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools and colleges in the locality catering for all age groups whilst the Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all close at hand. The picturesque village of Lindfield is also nearby and the A23 lies 5.3 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.4 miles to the north and the cosmopolitan city of Brighton and the coast is approximately 15 miles distant 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** Outside lantern. Composite front door to:

**Spacious Hall** Understairs cupboard. Wooden flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with single lever mixer tap, tiled splashback. Extractor fan. Double glazed window. Radiator. Tiled floor.

**Family Room** 13'4" x 9'10" (4.06m x 3.00m) TV and telephone/internet points. Radiator. Wooden flooring. Part double glazed door flanked by tall double glazed windows to rear garden.

**Excellent Kitchen with Dining Room** 23'7" x 13' (7.19m x 3.96m) Tiled floor.

**Kitchen** Comprehensively fitted with an attractive range of units with laminate work surfaces and upstands, cupboards, drawers, integrated Bosch **dishwasher** beneath. Built-in Electrolux brushed steel **electric double oven**, cupboard under and over. Integrated Hotpoint **tall fridge** and **freezer**. Fitted Bosch **4 ring halogen hob**, brushed steel splashback and extractor hood over flanked by glazed display cupboards. Further wall cupboards. Pelmet with lighting, additional wall cupboard. Worktop lighting. Double glazed window.

**Dining Area** 3 double glazed windows. TV aerial point. Telephone/internet point. 2 radiators.

**Lobby** Tiled floor. Door to:

**Utility Room** 7'10" x 5'5" (2.39m x 1.65m) Inset stainless steel sink, adjacent worktop, cupboards, space and plumbing for washing machine and space for tumble dryer under. Ample coat hanging space. Extractor fan. Radiator. Tiled floor. Double glazed door to outside.

## FIRST FLOOR

**Spacious Landing** Built-in cupboard housing Glow-worm gas combination boiler and slatted shelf. Good size understairs cupboard. 2 double glazed windows. Stairs to top floor.

**Sitting Room** 15'4" x 12'11" (4.67m x 3.94m) Double aspect with outlook over the central green. TV aerial point. 3 double glazed windows. 2 radiators. Archway to:

**Office** 7'7" x 7'6" (2.31m x 2.29m) Telephone/internet point. Double glazed window. Radiator.

**Bedroom 4** 10'4" x 9'11" (3.15m x 3.02m) With outlook over rear garden. Deep built-in wardrobe. Double glazed window.

**En Suite Shower Room** White suite comprising fully tiled shower with glazed screen and door, close coupled wc and basin with single lever mixer tap. Extractor fan. Double glazed window. Radiator. Part tiled walls. Tiled floor.

**Separate wc** White suite comprising close coupled wc and basin with single lever mixer tap, tiled splashback. Radiator. Tiled floor.

## TOP FLOOR

**Landing** Hatch to loft space.

**Bedroom 1** 15'4" x 12'11" (4.67m x 3.94m) Double aspect. Built-in double wardrobe. Hatch to loft space. 2 double glazed windows. 2 radiators.

**En Suite Shower Room** White suite comprising fully tiled shower with glazed door and screen, basin with single lever mixer tap, close coupled wc. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Fully tiled walls. Tiled floor.

**Bedroom 2** 11'8" x 8'6" (3.56m x 2.59m) Double glazed dormer window. Radiator.

**Bedroom 3** 9'3" x 8'4" (2.82m x 2.54m) Double aspect with double glazed and velux windows. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, basin with single lever mixer tap, close coupled wc. Heated ladder towel warmer/radiator. Extractor fan. Double glazed velux window. Fully tiled walls. Tiled floor.

## OUTSIDE

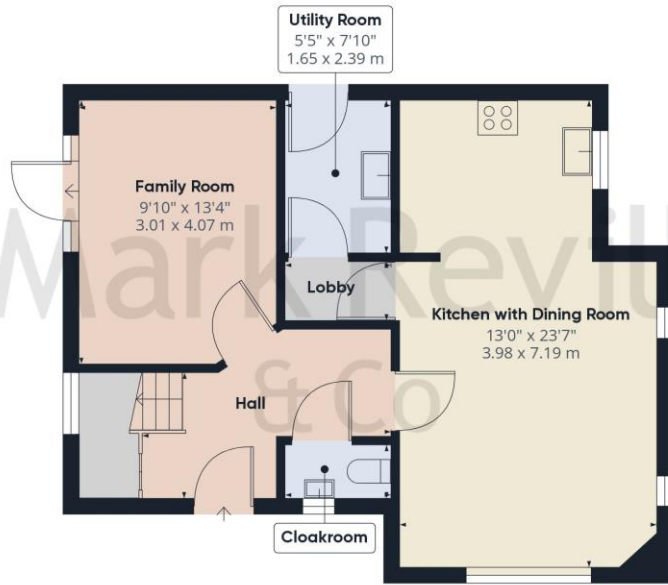
**Garage** 19'8" x 9'11" (5.99m x 3.02m) Electrically operated roller door. Light and power points. Good size eaves storage.

**Adjacent Parking Space**

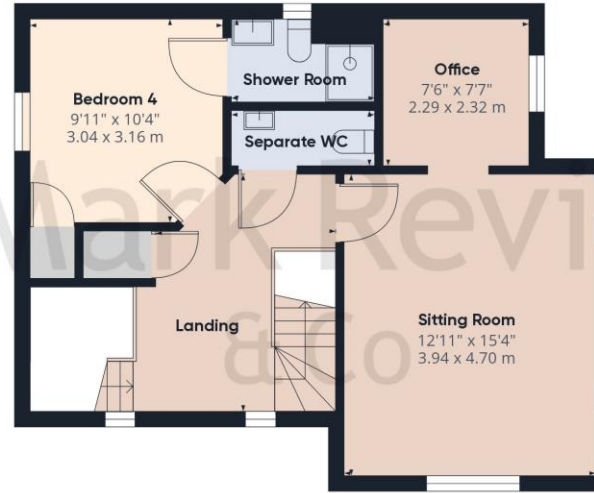
**South Facing Rear Garden** About 54 feet (16.46m) in length. Arranged with a block paved sun terrace adjacent to the house opening to a lawn with central steps flanked by brick retaining walls to further raised lawn planted with a bay tree and acer. Outside light. Paved side access with water tap and gate to front. The garden is fully enclosed with timber fencing.

**Estate Maintenance** £600 per annum.

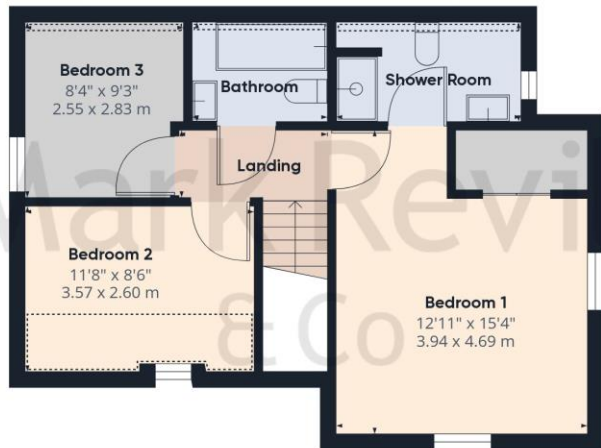




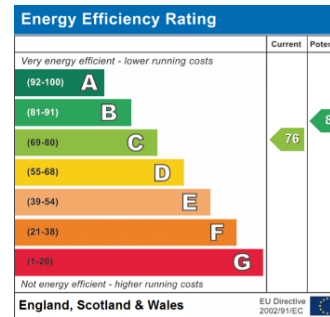
Ground Floor



Floor 1



Floor 2



Approximate total area<sup>1)</sup>  
1623.67 ft<sup>2</sup>  
150.84 m<sup>2</sup>

Reduced headroom  
42.16 ft<sup>2</sup>  
3.92 m<sup>2</sup>

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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