



**72 Sheppeys**  
Haywards Heath. RH16 4NU



**Mark Revill & Co**



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£460,000

This attractive traditionally built semi-detached house is located in a popular convenient location and enjoys delightful gardens extending to 0.2 acres with a favoured south westerly aspect. The house has the benefit of gas central heating, double glazing and solar panels generating domestic electricity plus additional energy to a feed-in tariff and incorporates 3 good size bedrooms, shower room, a fine double aspect sitting room with feature working fireplace and a well fitted kitchen with dining room. There is a detached garage approached by a private drive and the beautiful rear garden extends to a maximum of 230 feet arranged with lawns, stone filled terrace and deep herbaceous beds and borders containing an abundance of specimen plants, shrubs and a trees offering shelter and seclusion.

Situated in this popular established location close to Ashenground Wood and to Victoria Park with its tennis courts and just a short walk to the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a





Waitrose and Sainsburys superstore and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast are a similar distance to the south whilst the South Down 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. Electric meter cupboard. Chequered tiled floor. Stairs to first floor.

**Sitting Room** 17'4" x 10'11" (5.29m x 3.34m) A fine double aspect room. Most attractive period style working fireplace with decorative cast iron insert and grate with stone hearth. TV aerial point. 2 double glazed windows. Radiator. Lobby with tall double glazed window overlooking the rear garden.

**Kitchen with Dining Room** 17'6" x 9'4" (5.35m x 2.86m) Comprehensively fitted with an attractive range of country style units with laminate work surfaces, cupboards one housing Glow-worm gas boiler, drawers and appliance space with plumbing for washing machine under. Built-in Belling **electric double oven**, fitted **4 ring gas hob** with concealed extractor hood over. Range of wall cupboards. Matching worktop, cupboard and appliance space beneath, further wall units with central glazed cabinet. Built-in shelved larder. 2 double glazed windows. Part tiled walls. Tiled floor. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Double glazed window.

**Bedroom 1** 11'6" x 11'0" (3.52m x 3.36m) Built-in wardrobe. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. 2 double glazed windows. Radiator.

**Bedroom 2** 12'7" x 8'8" (3.84m x 2.66m) Double glazed window. Radiator.

**Bedroom 3** 8'5" x 7'10" (2.57m x 2.41m) Range of fitted book/display shelving. Double glazed window. Radiator.

**Shower Room** White suite comprising, glazed shower cubicle with Triton shower fitment, basin and close coupled wc. Double glazed window. Radiator. Fully tiled walls. Vinyl flooring.

## OUTSIDE

**Detached Garage** Electrically operated roller door. Light and power points. Side door.

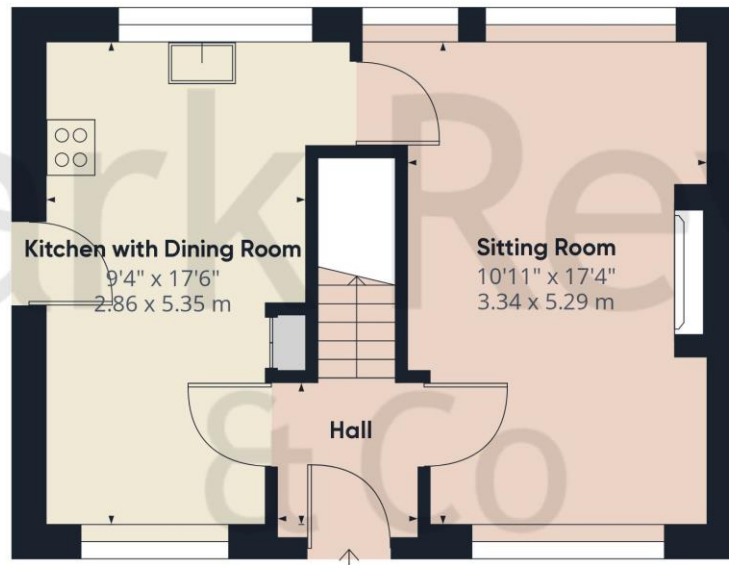
**Private Drive** Offering parking for 2 vehicles.

**Front Garden** Neatly laid to lawn with central circular bed and herbaceous borders containing a wide variety of shrubs, small trees, plants, etc., including forsythia, established hedge to the front boundary. Side access with gate to:

**Delightful South West Facing Rear Garden** Extending to about 230 feet (70.10m) in length x 38 feet (11.58m) wide. Arranged with a stone filled sun terrace adjacent to the house with vine clad pergola and trellis fence, slate path, adjacent deep herbaceous beds with pebble filled area and fish pond with 2 palm trees and a timber gazebo. Central lawn with stepping stone path, further paved and stone filled path to timber seating area, central curved brick and grass path flanked by well stocked shrub beds with star magnolia to area at the far end with **2 greenhouses**, timber shed and small oval shaped wild meadow planted with a variety of fruit trees. Further deep herbaceous beds with several varieties of bamboo and a number of mature specimen trees planted to the boundaries including eucalyptus, alder, birch, tulip, holly, fir, pine, silver birch etc. providing shelter and seclusion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		90
(81-91)	<b>B</b>	81	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

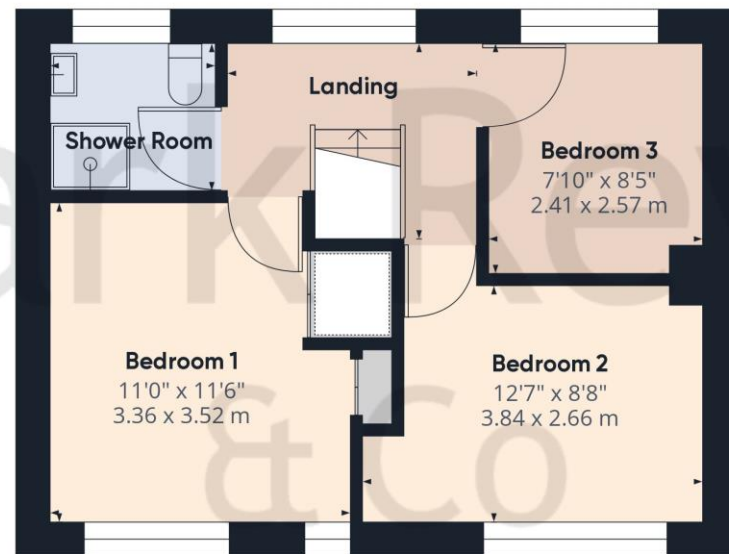


Ground Floor

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

795.08 ft<sup>2</sup>

73.87 m<sup>2</sup>



Floor 1

(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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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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