



9 Pembury Close
Haywards Heath, RH16 3RZ



Mark Revill & Co

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£525,000

This exceptionally spacious semi detached family house with double garage, long private drive and occupying a large corner plot. The bright and well planned accommodation has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, en suite bathroom to the main bedroom, shower room, downstairs cloakroom, a fine sitting and dining room, family room, double glazed conservatory, kitchen and a breakfast/utility room. The delightful gardens enjoy a south and westerly aspect and extend to a maximum of 103 feet in width x 56 feet in depth arranged mainly as a two-tier lawn with paved sun terraces, all fully enclosed with timber fencing and a screening of established conifers to the rear boundary providing shelter and seclusion.

Situated in this sought after cul-de-sac lying immediately off Beech Hill and just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, chemist and doctors surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network. Gatwick Airport is just under 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance 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

Entrance Hall Attractive double glazed front door. Useful storage cupboard. Radiator. Stairs to first floor.

Cloakroom White suite comprising low level wc and basin with tiled splashback. Double glazed window. Radiator. Part tiled walls. Tiled floor.

Family Room 13' x 9'8" (3.96m x 2.95m) Double glazed window. Radiator. Part glazed door to kitchen.

Sitting & Dining Room 23'4" x 12'7" (7.11m x 3.84m) A fine double aspect room. Good size understairs storage cupboard. TV aerial point. Double glazed window with plantation shutters. 2 radiators. Wood effect laminate flooring. Double glazed sliding doors to:

Double Conservatory 10'5" x 7' (3.18m x 2.13m) Glazed on two sides with polycarbonate roof and sliding door to covered terrace. 2 wall light points. Tiled floor.

Kitchen 9'11" x 7'2" (3.02m x 2.18m) Fitted with attractive range of units with laminate work surfaces comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktop, cupboards, integrated fridge and appliance space with plumbing for dishwasher under. Wall cupboards including 2 glazed units. Matching worktop, cupboards and drawers under. Fitted **4 ring gas hob** with brushed steel extractor hood over, further wall cupboards. Built-in **electric double oven**, drawers under and cupboard over. Double glazed window. Part tiled walls. Opening to:

Breakfast/Utility Room 13' x 7'9" (3.96m x 2.36m) Matching L shaped work surface, cupboards, drawers and appliance space with plumbing for washing machine beneath. Wall unit with central shelving flanked by glazed cabinet with drawers beneath. Tall storage cupboard housing Ariston gas boiler. Door to family room. Double glazed window. Double glazed door to rear garden.

FIRST FLOOR

Galleried Landing Hatch with pull down ladder to loft space. Further hatch to second loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. 2 radiators.

Bedroom 1 15'4" x 11'6" (4.67m x 3.51m) Comprehensively fitted with excellent range of fitted furniture comprising one wall with range of 4 double wardrobes (2 with part mirror doors) incorporating hanging rails and shelving, double bed

recess flanked by bedside drawer unit with corner display shelved units over, range of high level cupboards. TV aerial point. Double glazed window. Radiator. Ceiling downlighters.

En Suite Bathroom White suite comprising corner bath with traditional mixer tap and telephone style shower attachment, glazed shower cubicle with Triton fitment, scalloped pedestal basin, matching close coupled wc. Shaver point. Extractor fan. Double glazed window. Radiator. Ceiling downlighters. Fully tiled walls. Vinyl flooring.

Bedroom 2 11'11" x 9'5" (3.63m x 2.87m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 3 11'1" x 9'7" (3.38m x 2.92m) Double glazed window. Radiator.

Bedroom 4 9'6" x 7'5" (2.90m x 2.26m) Double glazed window. Radiator.

Shower Room White suite comprising fully tiled shower with Triton fitment, glazed door, inset basin with adjacent top, cupboard beneath, close coupled wc. Shaver point. Double glazed window. Radiator. Fully tiled walls. Vinyl flooring.

OUTSIDE

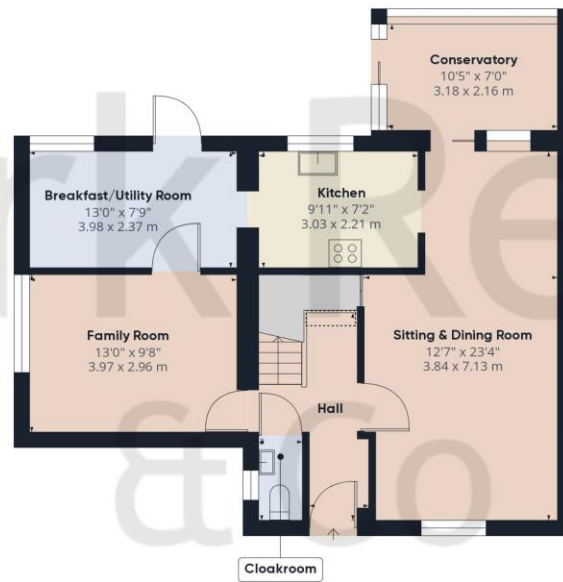
Detached Double Garage 17'8" x 17' (5.38m x 5.18m)

Long Private Drive Offering parking for several vehicles.

Front Garden Herbaceous bed planted with a variety of shrubs including laurel, heathers and evergreens.

Large West Facing Rear Garden About 103 feet (31.39m) in width x 56 feet (17.07m) in depth (maximum measurements). Arranged mainly as a two tier lawn with central steps and raised paved terrace flanked by long stone retaining walls with deep herbaceous borders, further paved seating area with trellis fencing and adjacent fish pond, variety of established trees and shrubs including heathers, silver birch, evergreens, pieris, etc. Partially covered paved terrace adjacent to the house with paved path to the side with gate to drive. The garden is fully enclosed with timber fencing with a screening of established conifers planted to the rear boundary offering shelter and seclusion.





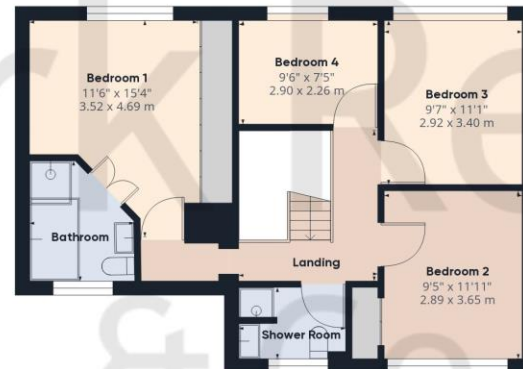
Ground Floor

Approximate total area⁽¹⁾

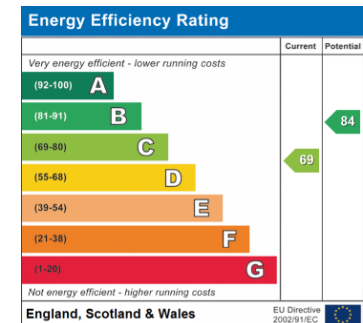
1394.88 ft²
129.59 m²

Reduced headroom

2.99 ft²
0.28 m²



Floor 1



(1) 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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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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