



60 Sergison Close
Haywards Heath. RH16 1HU

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Offers In Excess of £725,000

This exceptional detached house occupies a delightful sylvan setting at the end of a quiet cul-de-sac within walking distance of the town centre and mainline station. This excellent home built about 30 years ago offers bright and well designed accommodation having the benefit of gas central heating, double glazing, cavity wall insulation and air conditioning to some of the rooms and uPVC soffits and fascias for ease of maintenance. The beautifully presented accommodation incorporates 4 bedrooms, en suite shower room to the main bedroom, bathroom, downstairs cloakroom, a fine double aspect sitting room, with folding doors to dining room, a comprehensively fitted kitchen complete with appliances and a utility room. There is an attached garage approached by a wide block paved drive offering parking for 3 vehicles and a particular feature of the property is the delightful gardens adjacent to woodland extending to about 130 feet in length arranged with a wide porcelain paved sun terrace incorporating a circular fish pond opening to a wide well tended lawn flanked by established herbaceous borders and planted with a variety of mature trees.

Situated in this highly desirable location 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 town centre is close at hand with its wide range of shops including The Broadway with its array of restaurants, whilst the Dolphin Leisure centre, Waitrose and Sainsbury's superstores are all in the immediate vicinity. The well regarded Harlands Primary School and the Sixth Form College are nearby and Warden Park Academy is within easy reach. 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 15.5 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 panelled composite front door to:

Hall Good size understairs storage/display recess. Radiator. Dado rail. Handsome staircase with natural wood timber balustrade to first floor.

Cloakroom White suite comprising low level wc with concealed cistern, shelf over, inset basin with single lever mixer tap, adjacent shelf, cupboard beneath. Trip switches. Heated chromium ladder radiator. Double glazed window. Porcelanosa tiled walls and floor.

Sitting Room 18'10" x 11'2" (5.75m x 3.40m) A fine double aspect room with bi-fold double glazed doors opening to the sun terrace and garden. Most attractive fireplace with decorative hardwood surround, marble insert and hearth, fitted live flame coal effect gas fire. Air conditioning. TV aerial point. Double glazed window. Radiator. Opaque glazed bi-fold doors to:

Dining Room 11'5" x 9'5" (3.49m x 2.88m) Double glazed window. Radiator.

Excellent Kitchen/Breakfast Room 11'5" x 10' (3.50m x 3.05m) Comprehensively fitted with a quality range of units with granite work surfaces and upstands comprising inset stainless steel bowl and a half sink, extending along three sides incorporating peninsula breakfast bar, cupboards including corner carousel units, drawers and integrated Neff **dishwasher** beneath. Fitted Neff **4 ring induction hob** with glass splashback and brushed steel extractor hood over flanked by wall cupboards. Built-in Neff **electric double oven**, drawers under and cupboard over. Integrated Miele tall **fridge/freezer**, adjacent pull out tall larder unit with wire shelving. Further range of wall cupboards incorporating integrated Neff **microwave oven** and corner shelving. Pelmet with lighting over sink and worktops. Telephone point. Double glazed window. Amtico tiled effect flooring. Opening with contemporary chromium upright radiator to:

Utility Room 10'8" x 5'4" (3.27m x 1.64m) Inset stainless steel sink with mixer tap, adjacent work surface, cupboards, drawers and appliance space with plumbing for washing machine and space for tumble dryer beneath. Tall double storage cupboard. Double glazed window. Part tiled walls. Amtico tiled effect flooring. Double glazed door to front and to rear garden.

FIRST FLOOR

Landing Attractive natural timber balustrade. Hatch with pull down ladder to loft space. Double glazed window.

Bedroom 1 10'6" x 9'3" (3.20m x 2.82m) Built-in wardrobe.

Built-in slatted shelved airing cupboard housing insulated hot water cylinder. TV aerial point. Air conditioning unit. Double glazed window. Radiator.

En Suite Shower Room White suite comprising glazed shower cubicle with Aqualisa fitment, inset basin with single lever mixer tap, cupboard beneath, adjacent shelf, wc with concealed cistern. Mirror with light over. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Porcelanosa tiled walls and floor.

Bedroom 2 10'10" x 9'6" (3.31m x 2.91m) With lovely outlook over rear garden. Built-in double wardrobe. TV aerial point. Air conditioning unit. Double glazed window. Radiator.

Bedroom 3 11'1" x 7'6" (3.38m x 2.29m) Double glazed window. Radiator.

Bedroom 4/Office 7'11" x 7'1" (2.42m x 2.17m) Presently used as an office. Fitted desk unit with cupboard and shelving. Range of wall units including central shelving flanked by cupboards. Deep built-in shelved cupboard. Air conditioning unit. Double glazed window. Radiator.

Bathroom White suite comprising bath with single lever mixer tap, independent Aqualisa shower over, folding glazed shower screen, inset basin with single lever mixer tap, cupboard beneath, adjacent L shaped Silestone top, cupboards beneath, wc with concealed cistern. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Chequered tiled floor.

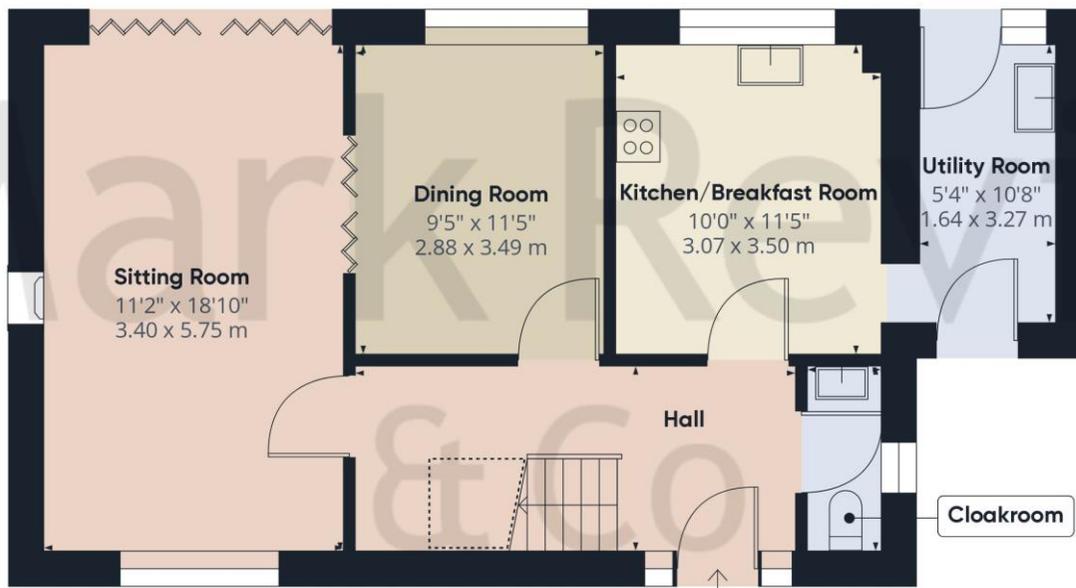
OUTSIDE

Attached Garage 16'2" x 8'2" (4.93m x 2.49m) Electrically operated sectional door. Light and power points. Wall cupboards. Double glazed window.

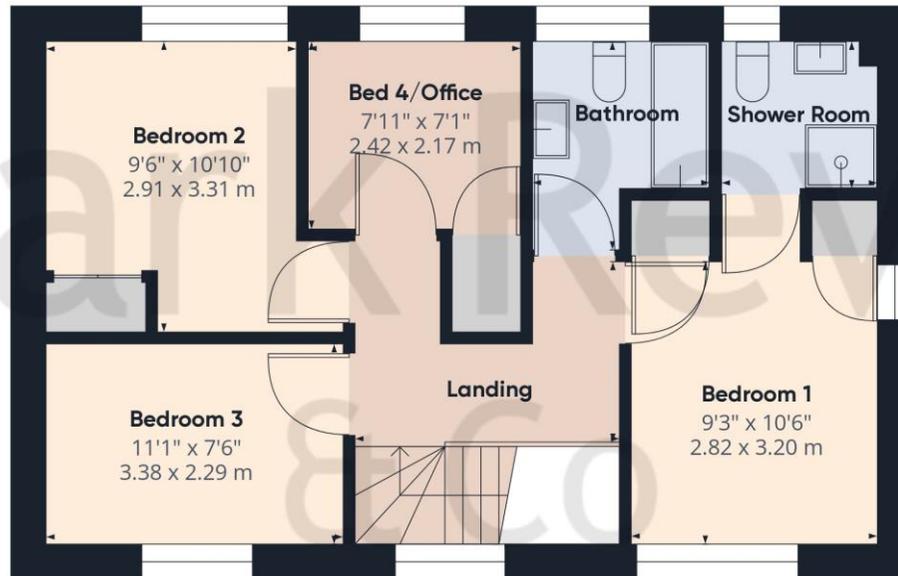
Front Garden Neatly laid to lawn with silver birch and stone filled beds containing an array of roses.

Most Attractive Rear Garden About 130 feet (39.62m) in length. Arranged as a wide porcelain paved sun terrace extending the width of the plot incorporating a circular fish pond, well stocked herbaceous borders on all four sides containing astilbe, daphne, roses, etc. Two sets of steps to a lower level patio and paths also paved with porcelain tiles leading to a good size sloping lawn flanked by curved herbaceous borders and planted with a variety of mature trees including oaks and sycamores. The garden is enclosed on two sides by close boarded fencing. The boundary stream area at the bottom of the garden has been left open to allow free movement to wildlife. Trees either side of the stream offer shelter and seclusion. Gate to side access.





Ground Floor



Floor 1

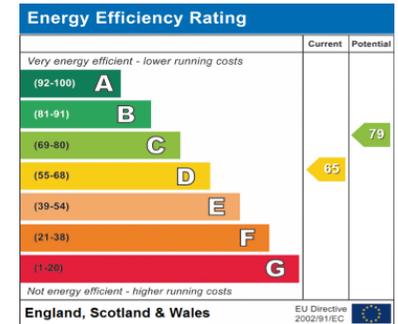


Approximate total area^m

1162.6 ft²
108.01 m²

Reduced headroom

18.12 ft²
1.68 m²



(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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