



**15 Blackmores**  
Wivelsfield Green, RH17 7PZ





## 15 Blackmores Wivelsfield Green. RH17 7PZ

£575,000

This most attractive detached house built about 26 years ago is located in a quiet 'tucked away' location on the edge of the village. This excellent home offers bright, spacious and well designed accommodation having the benefit of gas central heating and double glazing and incorporates 3 good size bedrooms, 2 bathrooms (one en suite), a cloakroom, fine sitting room, separate dining room and a fitted kitchen. There is an attached garage approached by a double width block paved drive offering parking for 2 vehicles and the delightful rear garden enjoys a favoured south easterly aspect arranged as a wide paved sun terrace, well tended level lawn with colourful flower and shrub borders.

Situated in this sought after village just a short walk to a good local shop, pub with restaurant, village hall and well regarded primary school. Haywards Heath is 2.6 miles to the north, Burgess Hill 3.2 miles to the west and Lewes 9.3 miles to the south all of which offer a wide range of shops, an array of restaurants, leisure facilities, well regarded schools and a mainline station (Haywards Heath - Victoria/London Bridge 42-45 minutes). Gatwick





Airport is 16.1 miles distant, the cosmopolitan city of Brighton and the coast is about 12.3 miles to the south whilst the South Downs National Park is just a short drive away offering a beautiful natural venue for countryside walks.

## GROUND FLOOR

**Porch** Timber pillars. Outside light. Attractive double glazed composite front door to:

**Hall** Under stairs cupboard. Trip switches. Stairs with decorative balustrade to first floor.

**Cloakroom** White suite comprising close coupled wc and corner basin with tiled splashback. Double glazed window. Radiator. Decorative vinyl flooring.

**Sitting Room** 19' x 10'9" (5.79m x 3.28m) Wide double glazed bay window to front. Telephone point. TV aerial point. Radiator. Glazed panelled doors to:

**Dining Room** 13' x 8'9" (3.96m x 2.67m) Radiator. Double glazed sliding door to rear garden.

**Kitchen** 13' x 8'2" (3.96m x 2.49m) Well fitted with attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers, appliance space with plumbing for washing machine and dishwasher beneath. Built-in Bosch **electric oven**, fitted **4 ring halogen hob** with concealed extractor hood over flanked by wall cupboards. Further range of wall cupboards and corner shelved unit, wall mounted Ideal gas boiler. Space for fridge/freezer, cupboard over, tall shelved larder cupboard. Worktop lighting. Double glazed window. Telephone point. Part tiled walls. Vinyl flooring.

## FIRST FLOOR

**Landing** Built-in airing cupboard with slatted shelving and pre-insulated hot water cylinder. Radiator.

**Bedroom 1** 16' x 10'9" (4.88m x 3.28m) Fitted book/display shelving. Hatch to loft space. Telephone point. Double glazed window. Radiator.

**En-suite Bathroom** White suite comprising bath with mixer tap and shower attachment, fitted rail and curtain, inset basin with mixer tap, adjacent deep laminate top, cupboard beneath, close coupled wc. Shaver point. Extractor fan. Double glazed window. Radiator. Vinyl flooring.

**Bedroom 2** 14' x 8'8" (4.27m x 2.64m) Double glazed window. Radiator.

**Bedroom 3** 9' x 8'7" (2.74m x 2.62m) Fitted high level display shelving. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, fitted rail and curtain, pedestal basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Double glazed window. Radiator. Vinyl flooring.

## OUTSIDE

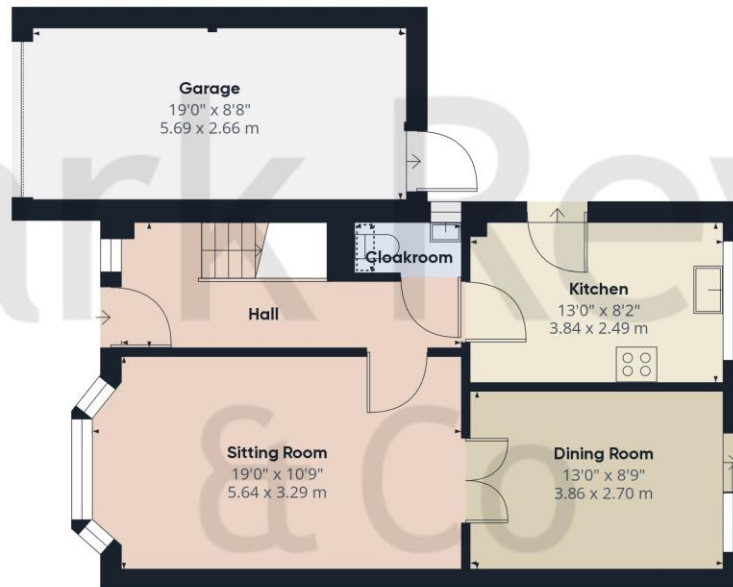
**Attached Garage** 19' x 8'8" (5.79m x 2.64m) Up and over door. Light and power points. Excellent loft storage space. Rear door to garden.

**Front Garden** Neatly laid to lawn with shrub border.

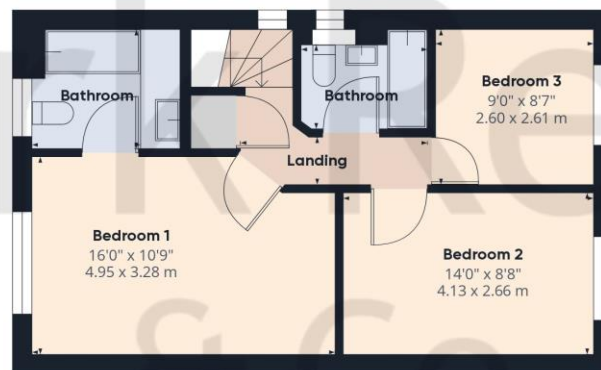
**Attractive South East Facing Rear Gardens** About 38 feet (11.58m) in length. Arranged with wide sun terrace opening to a level well tended lawn with well stocked colourful flower and shrub borders. Water tap, outside light.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		87
C	(69-80)	72	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1

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

1171.87 ft<sup>2</sup>  
108.87 m<sup>2</sup>

**Reduced headroom**

2.48 ft<sup>2</sup>  
0.23 m<sup>2</sup>

(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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