



6 Orchid Park
Haywards Heath, RH16 3JF

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Offers In Excess £600,000 Freehold

This delightful 4 bedroom detached family home offers bright and versatile accommodation, boasting a brand new kitchen with high gloss white units, quartz work surfaces and complete with integrated appliances. This forms part of a spacious L shaped kitchen/breakfast room with doors onto the garden and Velux windows in the vaulted ceiling. There is also a utility area which has internal access to a garage. The accommodation downstairs continues with a cloakroom and a front to back living/dining room with doors to the garden and double doors leading from the hallway. On the first floor there are 4 bedrooms, a family bathroom and the main bedroom has a dressing area and en suite bathroom. Outside the property has a double width driveway to the front, lawn and access either side of the house to the back garden which is a particular feature especially as the current owners purchased additional land to double the size. This is mainly laid to lawn with a patio adjacent to the house and a variety of shrubs and trees line the boundaries adding privacy and seclusion to the south facing oasis.

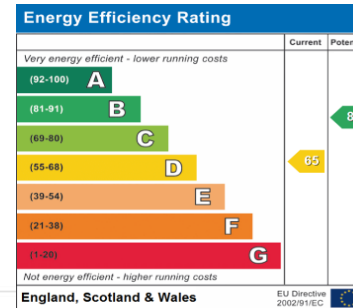
Orchid Park lies immediately of Charlesworth Park in this much favoured edge of town location just a short walk to a Tesco Express, doctors' surgery, chemist and the well regarded Northlands Wood Primary School. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 6.4 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.8 miles to the north and the cosmopolitan city of Brighton and the south coast is just under 16 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



Approximate total area⁽¹⁾

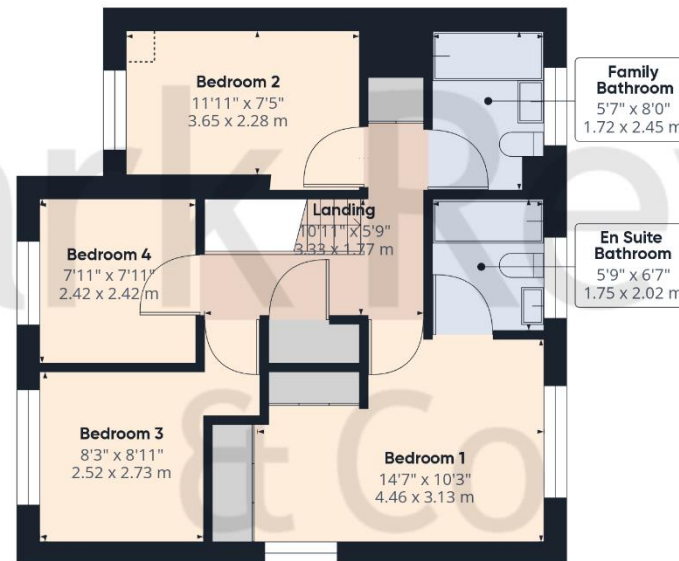
1307.06 ft²

121.43 m²

Reduced headroom

2.26 ft²

0.21 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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