



Mulgrave House
Green Road, Wivelsfield Green, RH17 7QL

■ ■ ■ Mark Reville & Co

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Guide Price £550,000 Freehold

Mulgrave House is a much-improved four-bedroom detached family home offering well-balanced, light-filled accommodation across two floors. The property features a welcoming entrance hall, cloakroom and a generous L-shaped sitting/dining room with a feature open fireplace, large front-facing picture window and patio doors opening onto the rear garden. The open staircase leads to the first floor and creates a natural flow through the living space. A modern kitchen/breakfast room with integrated appliances overlooks the rear garden. Upstairs are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, along with a contemporary family bathroom. Additional benefits include convenient set back position close to the village centre, gas central heating, uPVC double glazing throughout. Outside, the home enjoys a sizeable front lawn with mature borders, a private driveway for two cars, a linked garage with personal door to rear and a beautifully landscaped, fully enclosed rear garden with patio, lawn, greenhouse, established trees and hedging. Viewings highly recommended.

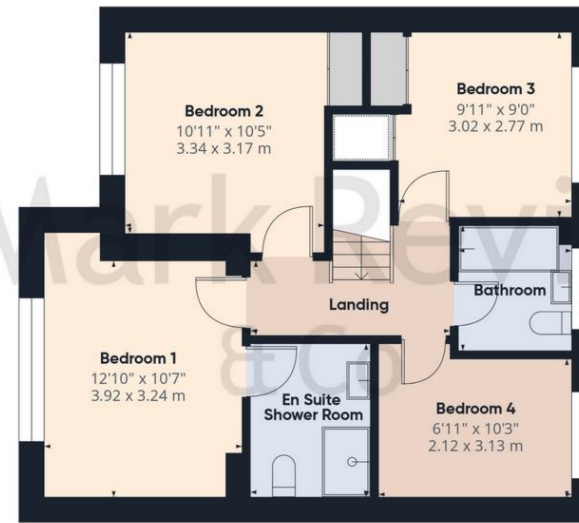
Located on Green Road in the heart of Wivelsfield Green, Mulgrave House occupies a peaceful and desirable setting within easy reach of the village centre. The property benefits from excellent access to local amenities including the village shop and post office, primary school, public house and recreation ground; all within walking distance. Surrounded by open countryside, the area is ideal for walking and outdoor activities, while still being conveniently placed for commuters. Wivelsfield and Burgess Hill mainline railway stations are both within a short drive, offering regular services to London, Brighton and Gatwick. The area also falls within catchment for several well regarded primary and secondary schools with a choice of independent schools nearby. Road links via the A272 and A23 provide swift access to surrounding towns and the wider motorway network.







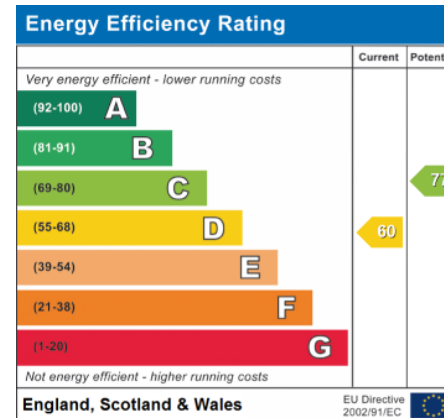
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1378 ft²

128.1 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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