



36 Fairford Close
Haywards Heath, RH16 3EF

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Offers in Excess of £800,000 Freehold

A rare opportunity to acquire an impressive four bedroom detached family home occupying a substantial half acre plot, tucked away at the end of this sought after cul-de-sac within easy reach of the town centre. The property has been extended at ground floor level to provide deceptively spacious and versatile accommodation, with three/four separate reception areas, a modern fully integrated kitchen and separate utility room, four well proportioned bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom. Further benefits include gas fired central heating, uPVC double glazed windows throughout and excellent scope for further extension or conversion of the existing garages, subject to the necessary planning consents.

The established ornamental gardens are a particular feature of the property, incorporating two historic balancing ponds, while a large driveway provides parking for approximately 6-8 cars and leads to a detached double garage with EV charging point. The main roof and boiler have both been replaced in recent years. There is also excellent potential, subject to planning, to create additional accommodation by way of a substantial first floor extension.

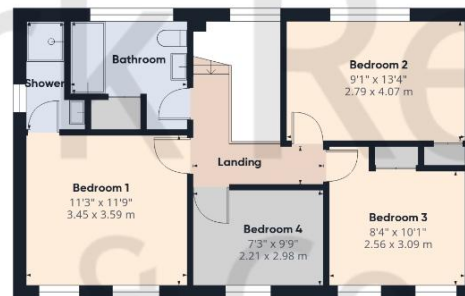
Fairford Close is a quiet cul-de-sac of substantial detached homes situated just off Oathall Road, to the east of Haywards Heath. The property is within a 10 minute walk of the town centre and railway station, with a number of primary schools also within easy walking distance. Haywards Heath offers a comprehensive range of shops, restaurants, cafés and leisure facilities, while the railway station provides fast services to London Victoria and London Bridge, Gatwick Airport and Brighton. The surrounding countryside offers a wealth of walking and recreational opportunities, with the South Downs, Ashdown Forest and Ditchling Common all within easy reach. The A272 and A/M23 provide convenient road links to the surrounding towns and London.







Ground Floor



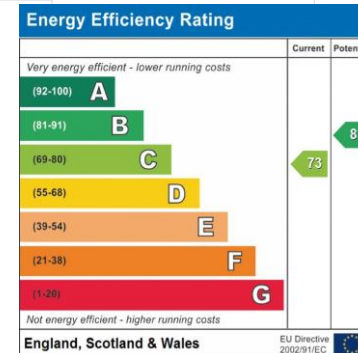
Floor 1



Approximate total area^u

1932 ft²

179.4 m²



(1) Excluding balconies and terraces

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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