



**Littlecroft**

50 Oathall Road, Haywards Heath, RH16 3EN



**Mark Reville & Co**

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Guide Price £700,000

Littlecroft is a unique detached chalet style residence of character built in the early 1950's designed by the well renowned local architect Harold G Turner. The spacious accommodation is arranged on two floors having the benefit of gas central heating and secondary double glazing incorporating 3 bedrooms (two double) with en suite shower room to the first floor main bedroom, downstairs bathroom, a fine double aspect sitting and dining room, kitchen/breakfast room and a downstairs cloakroom. There is a detached garage with adjoining potting shed and garden store, a long private drive with turning/parking area to the front approached by wrought iron entrance gates and the delightful well stocked rear garden extends to about 50 feet in length arranged mainly as level lawn with a covered veranda and well stocked herbaceous borders.

Situated in this mature conservation area just a short walk to Haywards Heath mainline station offering 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 and the historic village of Lindfield is also close by offering a good range of local shops and amenities. There are several well regarded schools in the



locality catering for all age groups and the town has a modern leisure complex, a Waitrose and Sainsbury's superstore. 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 just under 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Entrance Hall** Understairs cupboard. Plate rack. Radiator. Quarry tiled floor and skirtings. Handsome natural timber staircase to first floor.

**Inner Hall** Good size storage cupboard. Plate rack. Ample coat hanging space. Part glazed door to outside.

**Cloakroom** Low level wc. Radiator. Tiled floor.

**Sitting and Dining Room** 19'7" x 14' (5.97m x 4.27m) A fine double aspect room with bay window to front and French doors to rear garden. Most attractive red brick working fireplace with decorative quarry tiled mantle and hearth. Recessed low level shelving on either side of fireplace. Serving hatch from dining area to kitchen. Timber clad wall. TV aerial point. 2 column radiators.

**Kitchen/Breakfast Room** 13'9" x 10'5" (4.19m x 3.18m) Double aspect. Inset stainless steel sink with mixer tap, extensive work surfaces with cupboards, drawers, shelving and appliance space under. Plumbing for washing machine and dishwasher. Adjacent breakfast bar with shelf and Potterton gas boiler beneath. Built-in shelved and ventilated larder, adjacent tall shelved cupboard. Further base unit with cupboards and drawers. Walls part timber clad and part tiled. Cork effect vinyl flooring.

**Bedroom 2** 18'4" x 13'9" (5.59m x 4.19m) Double aspect. 2 built-in double wardrobes with cupboards over. Column radiator. Picture rail.

**Bathroom** White suite with traditional gold coloured fittings, comprising bath with independent shower over, glazed screen, pedestal basin. Radiator. Half tiled walls. Tiled floor.

## FIRST FLOOR

**Landing** Large slatted shelved airing cupboard housing pre-insulated hot water cylinder, deep cupboard over. Hatch to loft space. Attractive natural wood balustrade.

**Bedroom 1** 16'8" x 16'11" (5.08m x 5.16m) A splendid double aspect room with range of fitted wardrobes, central recess, high cupboards over. Column radiator.

**En Suite Shower Room** Large walk-in tiled shower with curved glass screens, Aqualisa fitment, pedestal basin with mirror, small strip light/shaver point over, close coupled wc. Door to mainly floor boarded loft storage. Extractor fan. Double glazed window. Radiator. Vinyl flooring.

**Bedroom 3/Office** 9'5" x 7'7" (2.87m x 2.31m) Built-in wardrobe/storage cupboard. Radiator.

## OUTSIDE

**Detached Garage** 18'2" x 9' (5.54m x 2.74m) Double timber doors. Light and power points. 2 windows to side overlooking garden.

**Long Private Drive & Turning Area** Wrought iron entrance gates offering space and parking for several vehicles. Double timber gates to rear garden.

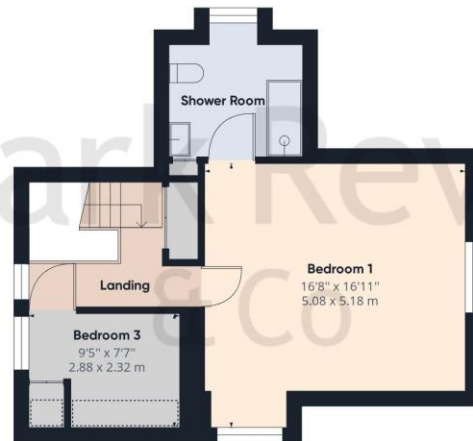
**Front Garden** Lawn adjacent to turning area with borders planted with a variety of established shrubs and small trees offering screening from the road. Raised border with natural stone retaining wall. Side access with gate to:

**Lovely Rear Garden** About 50 feet (15.24m) in length. Arranged primarily as level well tended lawn with paved and natural stone pathways on three sides, well stocked herbaceous borders containing a wide variety of colourful flowers, shrubs and small trees, including camellia, lilac, roses, cosmos etc. **Covered veranda** adjacent to the house with shallow paved steps flanked by flower beds. **Greenhouse. Garden store and potting shed** adjacent to the garage. The garden is fully enclosed with close boarded fencing and screening of a variety of clipped evergreens including laurels.





Ground Floor



Floor 1

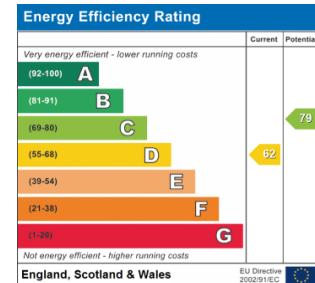


**Approximate total area<sup>(1)</sup>**

1343.98 ft<sup>2</sup>  
124.86 m<sup>2</sup>

**Reduced headroom**

16.36 ft<sup>2</sup>  
1.52 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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