



Waveney

Birch Close, Haywards Heath, RH17 7ST



Mark Revill & Co

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£1.2 million

Waveney is an impressive detached family home set in beautiful gardens extending to 0.28 of an acre in a quiet select cul-de-sac on the edge of town. The bright and exceptionally spacious accommodation is arranged on two floors and incorporates: 6 bedrooms, 3 shower/bathrooms (2 en suite), downstairs cloakroom, a fine double aspect sitting room, home office, a quality hardwood double glazed conservatory, excellent fitted L shaped kitchen with dining room and a useful utility room. The house has the benefit of gas central heating, double glazing and solar panels, there is an integral double garage approached by an in and out drive offering parking for numerous vehicles and the delightful large gardens to the rear are arranged mainly as lawns, an extensive paved sun terrace, productive fruit and vegetable garden with summerhouse, all of which is fully enclosed by tall mature hedges offering shelter and total privacy.

Birch Close is a small select cul-de-sac lying immediately off Lewes Road in this highly desirable location on the eastern side of Haywards Heath within easy access to the town's amenities including a wide range of shops, an array of restaurants in The Broadway, a Waitrose and Sainsbury's superstore, a modern leisure centre and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are a number of highly regarded schools and colleges both state and private in the locality and the A23 lies about 6 miles to the west (via the recently opened bypass) providing a direct access to the motorway network. Gatwick Airport is 14.7 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance 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

Recessed Porch Paved step. Attractive hardwood panelled front door to:

Reception Hall Good size built-in coats/store cupboard. Under stairs cupboard. Radiator with shelf over. Handsome staircase with decorative wrought iron balustrade and polished hardwood handrail to first floor.

Cloakroom wc with concealed cistern flanked by recess with glass shelf, inset basin with single lever mixer tap with adjacent L shaped top, cupboards beneath. Fully tiled walls.

Sitting Room 29'10" x 11'11" (9.09m x 3.63m) A fine double aspect room with outlook to front and rear gardens. Splendid marble fireplace and hearth with fitted live flame coal effect gas fire. TV aerial point. 6 wall light points. 2 double glazed windows. 2 radiators. Glazed doors to conservatory and to:

Office 14'2" x 11'4" (4.32m x 3.45m) Double aspect. 2 double glazed windows. Radiator.

Double Glazed Conservatory 14'11" x 11'2" (4.55m x 3.40m) A splendid room overlooking the garden with quality hardwood frame and vaulted glazed roof. Wall light point. 2 spot lights. Electrically heated tiled floor. Double glazed doors to rear garden.

Excellent Kitchen with Dining Room Quality tiled effect vinyl flooring.

Kitchen 19'11" x 12' (6.07m x 3.66m) Comprehensively fitted with an attractive range of units complete with Neff appliances. Large island unit incorporating breakfast bar, inset bowl and a half sink with mixer tap with filtered water, fitted **5 ring gas hob** with brushed steel extractor hood over. **Dishwasher**. Cupboards and drawers. Matching worktop and upstands with good range of drawers under, tall wall cupboards with central shelving over. Built-in **electric double oven, warming drawer**, cupboard under and over. Built-in **microwave, freezer** under and cupboard over. Integrated larder **fridge**, cupboard over, adjacent shelved larder unit. Matching worktop/counter, cupboards and corner shelving under, adjacent tall shelved unit. Contemporary radiator, **plinth heater**. 2 double glazed windows. Ceiling downlighters and pendant light. Wide opening to:

Dining Room 8'10" x 8'5" (2.69m x 2.57m) Matching radiator. Pendant lights. Double glazed sliding door to conservatory.

Utility Room 10'8" x 7'4" (3.25m x 2.24m) Inset stainless steel bowl and a half sink, adjacent worktop, cupboards, drawers, shelving, storage space and **washer/dryer** under. Fitted corner worktop, gas boiler beneath, shelving over. Part tiled walls. Vinyl flooring. Stable door to rear garden.

FIRST FLOOR

Spacious Landing Decorative wrought iron balustrading with polished wood hand rail. Hatch with pull down ladder to large loft space. Light tubes. 2 radiators with shelves over.

Bedroom 1 19'11" x 11'8" (6.07m x 3.56m) Double aspect. Good size built-in shelved cupboard. 2 double glazed windows. 2 radiators.

En Suite Bathroom Corner bath with mixer tap and independent power shower over with 2 glazed folding screens, inset basin with single lever mixer tap, adjacent top, cupboards beneath, wall unit over with inset mirror and lighting flanked by small cupboards, tall unit, central recess with glass shelf, cupboards under and over, close coupled wc. Heated towel warmer. Double glazed window. Extractor fan. Ceiling downlighters. Fully tiled walls. Vinyl flooring.

Bedroom 2 16'1" x 12'1" (4.90m x 3.68m) Built-in shelved cupboard. Double glazed window. Radiator.

En Suite Shower Room Glazed shower cubicle with power fitment, pedestal basin, close coupled corner wc. Corner cupboard with mirror door and light over, shelving to either side. Heated towel warmer. Extractor fan. Fully tiled walls.

Inner Landing Light tube.

Bedroom 3 14'1" x 8'5" (4.29m x 2.57m) Double aspect. Range of fitted cupboards with eye level shelving over to either end. 2 double glazed windows. Radiator.

Bathroom Fitted with white suite comprising shaped bath with mixer tap and independent power shower over, bi-fold glazed screen, wc with concealed cistern, recess on either side with glass shelf, inset basin with single lever mixer tap, adjacent L shaped top, range of cupboards beneath. Large wall mirror with strip light over. Shaver point. Extractor fan. Double glazed window. Ceiling downlighters. Fully tiled walls.

Bedroom 4 14'1" x 13'0" (4.29m x 3.96m) Double glazed window. Radiator.

Bedroom 5 12'1" x 9'1" (3.68m x 2.77m) Double glazed window. Radiator.

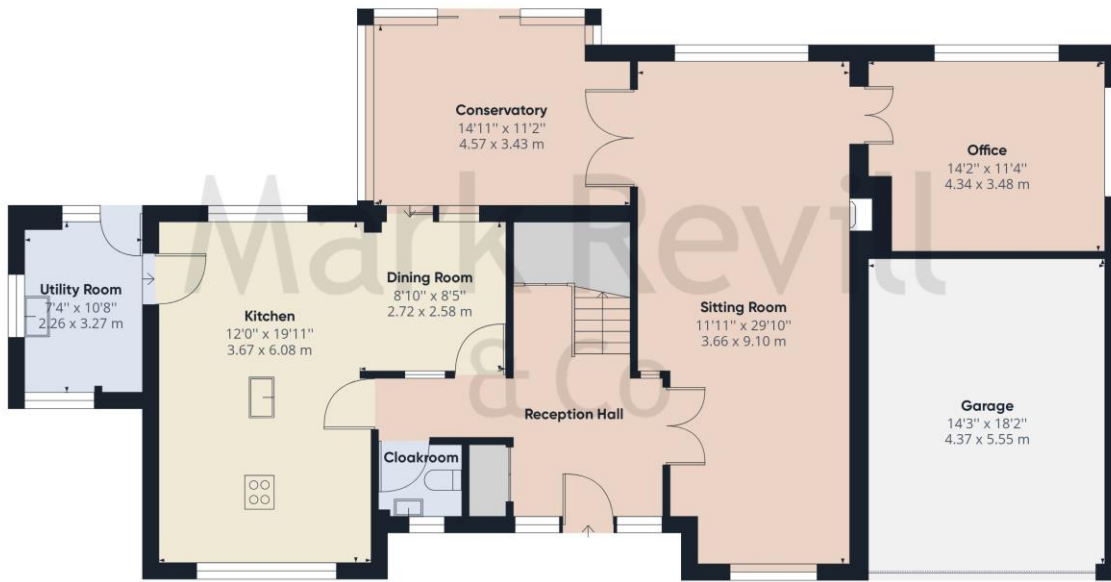
Bedroom 6 13'0" x 9'2" (3.96m x 2.79m) Good size built-in wardrobe. Double glazed window. Radiator. Wood laminate flooring.

OUTSIDE

Integral Double Garage 18'2" x 14'3" (5.54m x 4.34m) Electronically operated up and over door. Light and power points. Rear door. In and out drive with central herbaceous bed containing a variety of plants and shrubs with a clipped mixed hedge to the front boundary. Entrance flanked by shrub beds. Either side of the drive is a well tended lawn planted with established shrubs including hebes, lilac, bay, etc.

Beautiful Rear Garden Arranged mainly as well kept wide lawn with central wild flower garden, extensive paved sun terrace adjacent to the house with path extending to one side, shaped herbaceous borders, further deep borders planted with an abundance of flowers, shrubs, bushes including acer and specimen grasses. **Timber summerhouse**. Large **kitchen garden** on one side with paved paths, archways with a number of fruit trees and bushes including apple, pear, blackberries and loganberries, etc. Adjacent lavender garden. **Timber shed**. **Greenhouse**. Outside water tap, lighting and power points. Access on either side of the house. The garden is fully enclosed by a mature screening of evergreens to the party boundaries and mixed hedge to the rear offering shelter and total privacy. In all about **0.28 of an acre**.





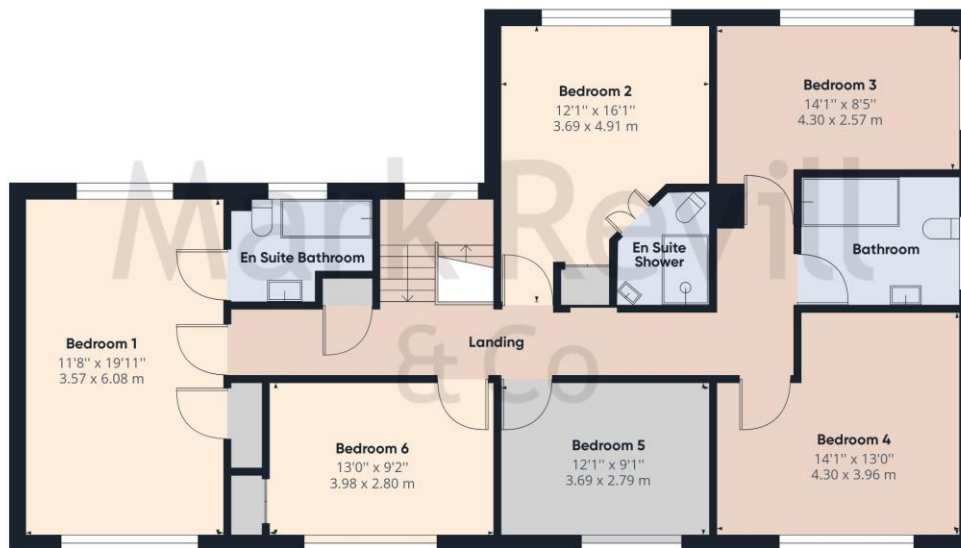
Ground Floor



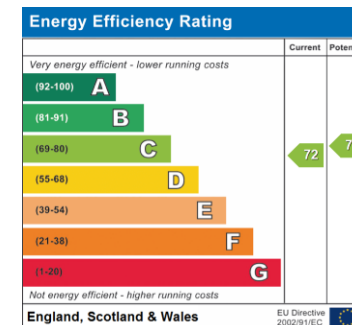
Approximate total area⁽¹⁾

2810.80 ft²

261.13 m²



Floor 1



(1) Excluding balconies and terraces

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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