



5 Wychperry Road
Haywards Heath, RH16 1HJ



Mark Revill & Co

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£635,000

This fine detached house offers bright, spacious and well planned accommodation having the benefit of gas central heating, double glazing and solar panels generating domestic electricity plus additional energy to a feed-in tariff. The house is in need of modernisation and redecoration and offers an excellent opportunity for those who wish to remodel and refurbish to their own specification. The house incorporates 4 bedrooms, a wet room, downstairs cloakroom, a fine sitting and dining room, kitchen/breakfast room and a utility room. There is an integral garage approached by a wide drive and the attractive rear garden enjoys a favoured south easterly aspect extends to about 45 feet in length and is arranged with a wide sheltered sun terrace and tiered lawn.

Situated in this sought after cul-de-sac lying immediately off Paddockhall Road just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School and the Sixth Form College and within easy reach as is Warden Park Academy whilst the Dolphin Leisure complex, Sainsbury's and Waitrose Superstores are all within the immediate vicinity. The town centre is close at hand offering a wide range of shops and includes The Broadway with its array of restaurants. 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 15.4



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

Porch Double glazed front door to:

Hall Good size understairs shelved coats/storage cupboard. Low level shelved cupboard. Double glazed window. Radiator with shelf over. Stairs to first floor.

Cloakroom Low level wc, basin. Double glazed window. Half tiled walls.

Sitting & Dining Room 25' x 11'6" (7.62m x 3.51m) Parquet flooring.

Sitting Room Stone built fireplace and hearth with solid timber mantle and plinth. TV aerial point. 3 wall light points. Double glazed window. 2 radiators. Wide opening to:

Dining Room Serving hatch to kitchen. Radiator. Double glazed casement doors to rear garden.

Kitchen/Breakfast Room 11'5" x 9'8" (3.48m x 2.95m) Stainless steel sink with cupboards and drawer under, adjacent worktop, cupboards and drawers under. Recess for cooker. Matching worktop, cupboards, drawers and shelving under. Range of high level cupboards. Tall **fridge/freezer**. Double glazed window. Radiator. Half tiled walls. Vinyl flooring.

Utility Room 8'4" x 7'11" (2.54m x 2.41m) Stainless steel sink with cupboards and drawer under, adjacent worktop with plumbing for washing machine beneath. Tall storage cupboard. Recently installed wall mounted Worcester gas boiler. High level wall unit. Double glazed window. Radiator. Half tiled walls. Vinyl flooring. Door to garage. Double glazed door to rear garden.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Hatch with pull down ladder to loft space. Radiator.

Bedroom 1 13'2" x 11'5" (4.01m x 3.48m) Built-in double wardrobe. Wall light point. Double glazed window. Radiator. Parquet flooring.

Bedroom 2 14'2" x 8' (4.32m x 2.44m) Double aspect. Good size built-in double wardrobe, further deep wardrobe/storage cupboard. 2 double glazed windows. Radiator. Parquet flooring.

Bedroom 3 11'5" x 9'5" (3.48m x 2.87m) Built-in double wardrobe. Wall light point. Double glazed window. Radiator. Parquet flooring.

Bedroom 4 9'7" x 8'4" (2.92m x 2.54m) Wall light point. Double glazed window. Radiator. Parquet flooring.

Wet Room White suite comprising pedestal basin and close coupled wc, walk-in shower area with low level folding glazed doors and Mira shower fitment. Heated chromium ladder towel warmer/radiator. Shelved wall cupboard. Extractor fan. Shaver point. Double glazed window. Radiator. Fully tiled walls. Non slip vinyl flooring.

OUTSIDE

Integral Garage 17'2" x 8'2" (5.23m x 2.49m) Double doors. Light and power points. Trip switches. Wall mounted Fronius IG Plus Inverter with generation meter. Electric meter. **Chest freezer**. Double glazed window. Radiator. Door to utility room.

Double Width Drive Offering parking for 2 vehicles.

Front Garden Neatly laid to lawn. Side access with gate to:

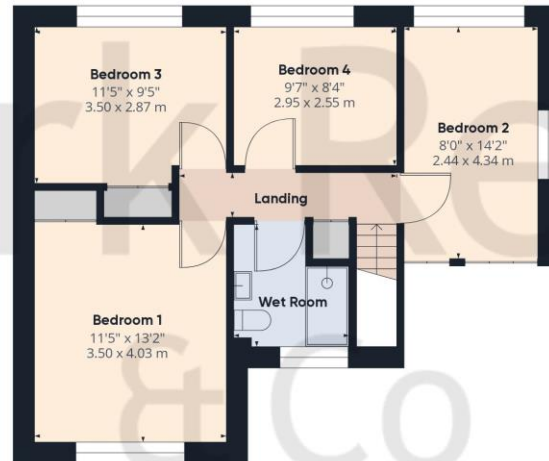
Attractive South East Facing Rear Garden About 45 feet (13.72m) in length x 39 feet (11.89m) in width. Arranged with a large sun terrace adjacent to the house with high brick retaining wall, steps on one side to a tiered lawn with **timber potting shed**. The garden is fully enclosed by close boarded fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1



Approximate total area¹⁰

1265.81 ft²
117.6 m²

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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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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