



36 Sergison Close
Haywards Heath, RH16 1HU



Mark Reville & Co

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£685,000

This excellent detached family house occupies a prominent corner position on the much sought after west side of town. The bright, spacious and well designed accommodation has the benefit of double glazing and gas central heating and incorporates 4 good size bedrooms, en suite shower room to the main bedroom, a splendid refitted bathroom, downstairs cloakroom, a well fitted kitchen/breakfast room complete with dishwasher, oven, hob and microwave and a fine open plan sitting and dining room which enjoys an outlook over the rear gardens. There is an integral garage approached by a private block paved drive with additional parking at the rear and the most attractive fully enclosed gardens enjoy a favoured southerly aspect arranged with a sheltered paved sun terrace, L shaped lawn with a further partly walled patio at the far end.

Situated in this highly desirable location 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 are 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 also close at hand with its wide range of shops including 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

Entrance Hall Good size understairs storage cupboard. Radiator. Wood effect laminate flooring. Stairs to first floor.

Cloakroom White suite comprising corner basin with single lever mixer tap, tiled splashback, cupboard beneath, close coupled wc. Double glazed window. Radiator. Wood effect laminate flooring.

Sitting & Dining Room 23'8" x 14'4" (7.21m x 4.37m) A fine room enjoying an outlook over the rear garden. Attractive fireplace surround, fitted electric fire. TV aerial point. 2 radiators. Large double glazed picture window. Double glazed sliding door to sun terrace and garden.

Excellent Kitchen/Breakfast Room 15'7" x 8'8" (4.75m x 2.64m) Comprehensively fitted with attractive range of units with granite work surfaces comprising inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards including corner carousel unit, integrated dishwasher, drawers and appliance space under. Fitted Neff **4 ring halogen hob** with brushed steel extractor hood over. Built-in **electric double oven** and **microwave oven**, drawer under and cupboard over. Range of wall cupboards. Peninsula breakfast bar. Further corner worktop, appliance space and radiator beneath. Adjacent tall larder unit. Wall cupboards and glass display shelving. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Tiled floor. 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.

Bedroom 1 11'6" x 10'7" (3.51m x 3.23m) TV aerial point. Double glazed window. Radiator. Ceiling downlighters. Door to:

En Suite Shower Room White suite comprising walk-in shower with overhead rain water and hand held fittings, glazed door, basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Fully tiled walls. Tiled floor.

Bedroom 2 14'10" x 8'8" (4.52m x 2.64m) Large built-in double wardrobe with bi-fold panelled doors. Double glazed window. Radiator. Ceiling downlighters.

Bedroom 3 11'9" x 8'5" (3.58m x 2.57m) Built-in double wardrobe. Double glazed window. Radiator. Ceiling downlighters.

Bedroom 4 11' x 7'8" (3.35m x 2.34m) Good size built-in double wardrobe with bi-fold panelled doors. Double glazed window. Radiator. Ceiling downlighters.

Bathroom White suite comprising P shaped bath with centrally mounted mixer tap, independent shower over, fitted glazed screen, fully tiled surround, counter mounted basin with single lever mixer tap, tiled splashback, drawer beneath, close coupled wc. Illuminated mirror flanked by shelved wall cupboards. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Electrically heated tiled floor.

OUTSIDE

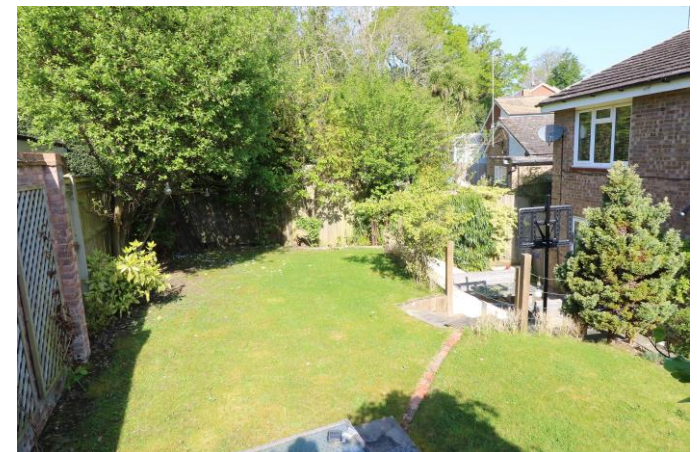
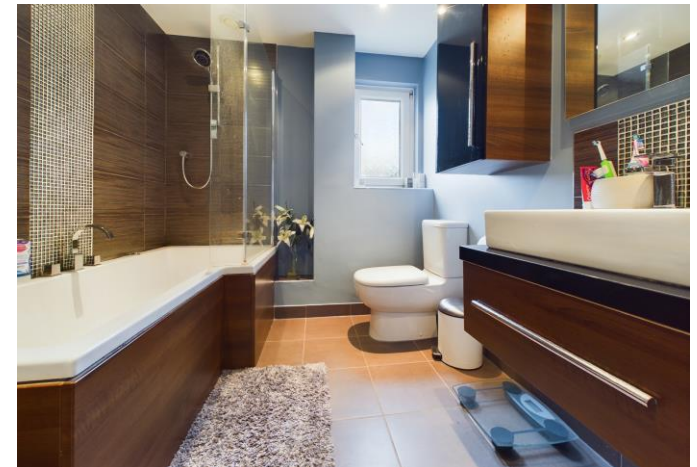
Integral Garage 20'1" x 8'5" (6.12m x 2.57m) Up and over door. Light and power points. Wall mounted gas boiler.

Private Block Paved Drive Adjacent pathway to side access.

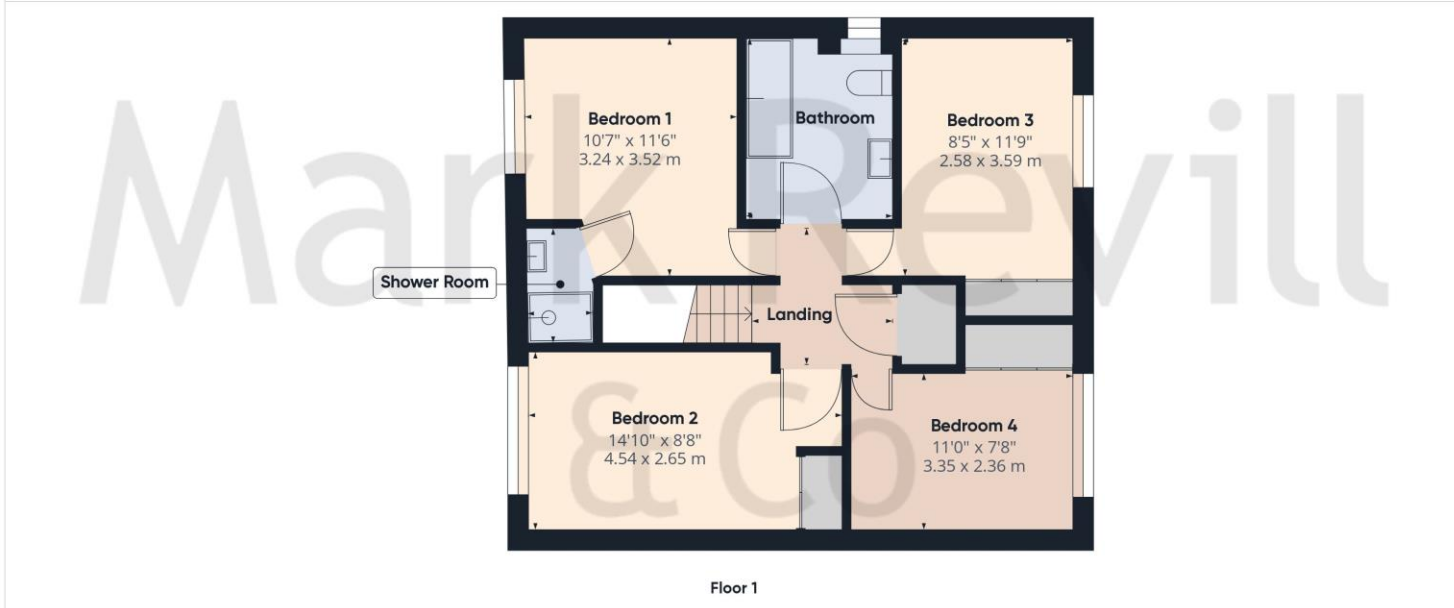
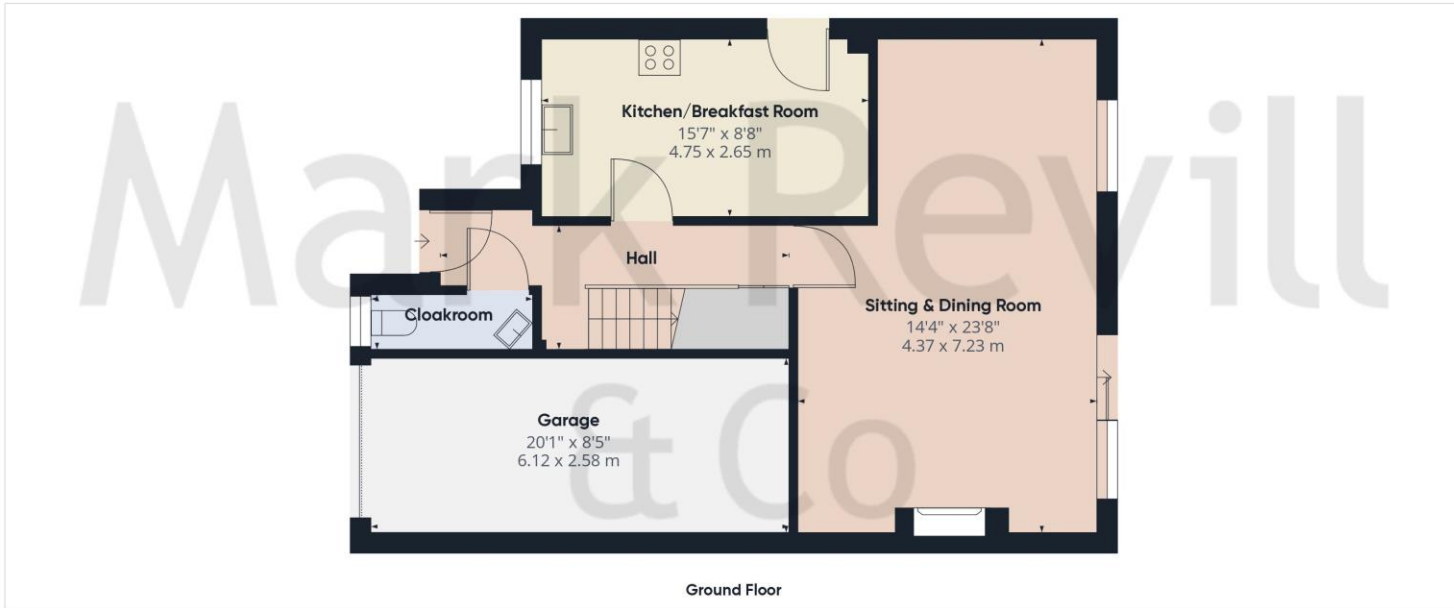
Additional Parking Space to the Rear

Front Garden Neatly laid to lawn with clipped privet hedge to front boundary, laurel hedge adjacent to the drive, shrub beds containing fir trees and laurel. Gate to:

Attractive South Facing Rear Garden Arranged with a sheltered paved sun terrace adjacent to the house with water feature and painted rendered retaining walls. Adjacent stone paved path extending to the side with border planted with specimen grasses, palm and heathers, timber retaining wall with stone capping. Paved steps to raised L shaped lawn which extends to the side of the house with borders planted with hedging, post and wire fencing. Further partly walled paved sun terrace to the far corner. The garden is fully enclosed by a high red brick wall and close boarded fencing offering shelter and seclusion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1322.94 ft²
122.91 m²

(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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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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

