



**3 Fairfield Way**  
Haywards Heath, RH16 1UT



**Mark Reville & Co**



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£825,000

This most attractive detached house of character occupies a highly desirable established location and enjoys a delightful secluded rear garden. The bright and well designed accommodation has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, en suite shower room to the main bedroom, family bathroom, downstairs cloakroom, a fine triple aspect sitting room (over 26 feet in length), good size dining room, family room and a comprehensively fitted kitchen/breakfast room. There is an attached garage approached by a wide block paved drive offering parking for 4 vehicles and the beautiful rear garden extends to about 78 feet in depth x 50 feet in width, fully enclosed by tall clipped hedges and arranged mainly as level lawn with an extensive paved sun terrace. There is excellent scope for an extension to the side or rear subject to obtaining the usual planning consents.

Situated in this much sought after position 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 is close at hand as is the Sixth Form College, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores whilst the town centre is within easy reach offering a wide range of shops and includes The Broadway with its array of restaurants. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 12 miles to the north, the cosmopolitan city of Brighton and the coast is approximately 15 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

**Attractive Porch** Attractive hardwood panelled front door to:

**Hall** Built-in coats/store cupboard, cupboard over. Column radiator. Parquet flooring. Stairs with decorative balustrade to first floor.

**Cloakroom** White suite comprising wc and basin. Double glazed port hole window. Radiator. Tiled floor.

**Sitting Room** 19'11" x 9' (6.07m x 2.74m) A fine triple aspect room with bay window to front and double casement doors to rear garden. Handsome red brick working fireplace with quarry tiled mantle and hearth. TV aerial point. 2 wall light points. 3 double glazed windows. Picture rail. Parquet flooring. Double glazed casement doors to rear garden. Archway to:

**Dining Room** 18'2" x 10'2" (5.54m x 3.10m) Attractive double glazed bay window overlooking the rear garden. Radiator. Picture rail. Parquet flooring.

**Kitchen and Breakfast Room** 26'3" x 7'9" (8.00m x 2.36m) Comprehensively fitted with a quality range of country style oak fronted units with laminate work surfaces comprising inset enamel sink with traditional mixer tap, cupboards, drawers and integrated Bosch **dishwasher** beneath. Wall mounted Potterton gas boiler. Walk-in shelved pantry. Tiled recess with oak bressumer housing gas **range cooker** incorporating 2 ovens, grill, 6 ring hob and griddle flanked by base cupboard units, concealed extractor hood over. Long matching work surfaces extended to form breakfast bar at the far end, integrated Bosch **fridge** and **freezer**, cupboards and drawers under. Wall cupboards. Glazed wall cabinets, drawers under, central wine rack, recess and display shelf. 2 double glazed windows. 2 radiators. Part tiled walls. Tiled floor. Double glazed casement doors to rear garden.

**Family Room** 17'8" x 7'5" (5.38m x 2.26m) Double aspect. Wide double glazed bay window to front, further double glazed window. Radiator. Ceiling downlighters. Wood effect laminate flooring. Door to garage.

## FIRST FLOOR

**Landing** Decorative natural timber balustrade. Hatch with pull down ladder to loft space. Double glazed window.

**Bedroom 1** 13'1" x 10'3" (3.99m x 3.12m) Double aspect. 3 double glazed windows. Radiator. Ceiling downlighters. Picture rail. Door to:

**En Suite Shower Room** Glazed shower cubicle, close coupled wc and basin with single lever mixer tap, cupboard beneath. Built-in double wardrobe incorporating hanging rail and shelving with floor to ceiling sliding mirror doors. Extractor fan. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

**Bedroom 2** 9'10" x 8' (3.00m x 2.44m) Double aspect. Wardrobe recess with recess over. 2 double glazed windows. Radiator. Ceiling downlighters.

**Bedroom 3** 9'11" x 7'10" (3.02m x 2.39m) Double aspect. 2 double glazed windows. Radiator.

**Bathroom** White suite comprising bath with traditional mixer tap and telephone style shower attachment, independent Mira shower over, glazed shower screen, pedestal basin, close coupled wc. Shaver point. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Fully tiled walls. Tiled floor.

## OUTSIDE

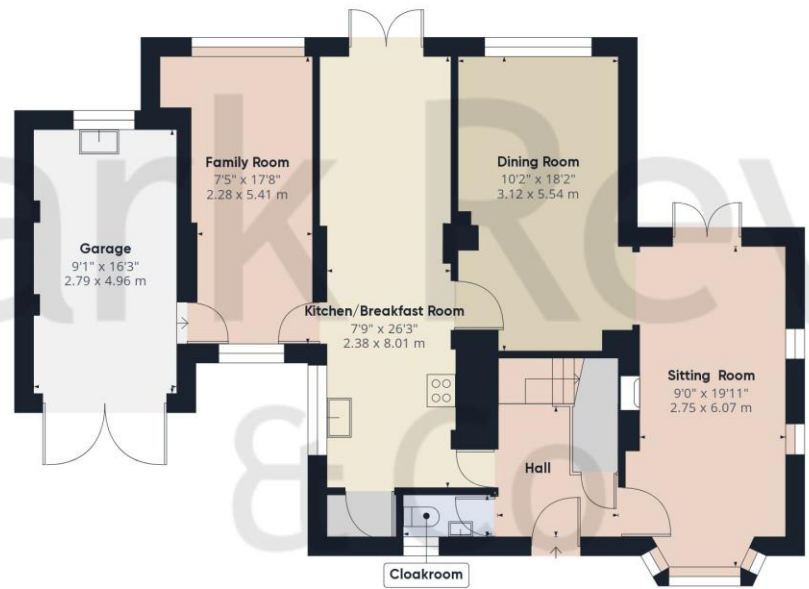
**Attached Garage with Utility Area** 16'3" x 9'1" (4.95m x 2.77m) Double timber doors. Inset stainless steel sink with mixer tap, adjacent worktop, cupboards and appliance space with plumbing for washing machine under. Fitted shelving. Excellent **loft storage space**.

**Wide Private Block Paved Drive** Offering parking for 4 vehicles.

**Front Garden** Neatly laid to lawn, deep triangular herbaceous bed adjacent to the drive, central path with wrought iron entrance gate, borders planted with a variety of flowers, shrubs and small trees. Mature wisteria to the front elevation.

**Delightful Rear Garden** About 78 feet (23.77m) in depth x 50 feet (15.24m) in width. Level, arranged with an extensive paved sun terrace extending the width of the property opening to a level well tended lawn with central circular bed, several established small trees. Kitchen garden to one side with 2 raised beds, box hedge, enclosed herb bed, adjacent **timber shed**, deep herbaceous bed at the far end planted with a variety of flowers and shrubs. Paved side access with coal/log store. The garden is fully enclosed by a mature screening of evergreens to the party boundaries with a high laurel hedge and mature fir trees on the rear boundary providing shelter and seclusion.



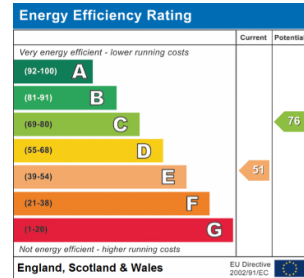


Ground Floor

Approximate total area<sup>(1)</sup>  
1466.83 ft<sup>2</sup>  
136.27 m<sup>2</sup>



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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