



83 Penland Road
Haywards Heath. RH16 1PJ

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Guide Price £600,000

This superb semi-detached house has been extended into the roof space to create spacious and well designed family accommodation and enjoys a delightful 113 feet rear garden backing onto a protected ancient woodland. The bright and stylish interior has the benefit of gas central heating and double glazing and incorporates 4 bedrooms including a top floor main bedroom suite with luxury shower room, family bathroom, a fine sitting room and an excellent comprehensively fitted kitchen with dining room. There is a garage approached by a private drive offering parking for 2 vehicles and the large well kept rear garden enjoys a favoured westerly aspect and is arranged primarily as lawn planted with a variety of fruit trees with a sun terrace adjacent to the house. There is further scope for an extension to the side and rear of the house, subject to obtaining the usual planning consents

Situated in this much favoured established location just a short walk to the highly regarded Harlands Primary School, Haywards Heath Sixth Form College and to the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Blunts Wood Nature Reserve and Pages Meadow is close by offering a natural venue for walking as is the Dolphin



Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the A23 lies just over 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 are 15.5 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 pursuits.

GROUND FLOOR

Hall Attractive composite panelled front door.

Sitting Room 12'7" x 11'9" (3.84m x 3.59m) TV aerial point. Double glazed window. Radiator. Ceiling downlighters. Wide opening to:

Kitchen with Dining Room 18'10" x 11'7" (5.75m x 3.53m) Wood effect laminate flooring. Ceiling downlighters.

Kitchen Comprehensively fitted with a range of white high gloss fronted units with solid oak work surfaces, comprising inset composite bowl and a half sink with mixer tap, adjacent L shaped work surface, cupboards, integrated **washing machine** and **dishwasher** beneath. Hotpoint brushed steel **range cooker** incorporating 2 electric ovens, 5 ring gas hob with brushed steel extractor hood over, further base cupboard unit. Range of wall cupboards. Peninsula unit with matching worktop, deep drawers under. Integrated tall **fridge** and **freezer**, adjacent pull out larder unit with wire basket shelving. Good size under stairs storage cupboard. Double glazed window. Part tiled walls.

Dining Room Double glazed bi-fold doors to rear sun terrace and garden.

FIRST FLOOR

Landing Double glazed window. Stairs to top floor.

Bedroom 2 12'7" x 11'9" (3.84m x 3.59m) Double glazed window. Radiator.

Bedroom 3 12' x 11'3" (3.66m x 3.44m) With outlook over rear garden. Double glazed window. Radiator.

Bedroom 4 8'9" x 8' (2.68m x 2.45m) Double glazed window. Radiator.

Family Bathroom White suite comprising bath with centrally mounted mixer tap, independent shower over, glazed screen, counter mounted basin with single lever mixer tap, drawers beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Double glazed window. Ceiling downlighters. Half tiled walls, fully tiled around bath. Tiled floor.

TOP FLOOR

Landing High level eaves storage. Double glazed velux window. Ceiling downlighters.

Bedroom 1 17'6" x 11'8" (5.35m x 3.57m) Double aspect enjoying outlook over rear garden. Eaves storage cupboards. Double glazed velux window, further double glazed window. Radiator.

En Suite Shower Room White suite comprising large walk-in fully tiled shower with overhead rain water and hand held fittings, tiled soap recess, basin with single lever mixer tap, drawers beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Half tiled walls. Patterned tiled floor.

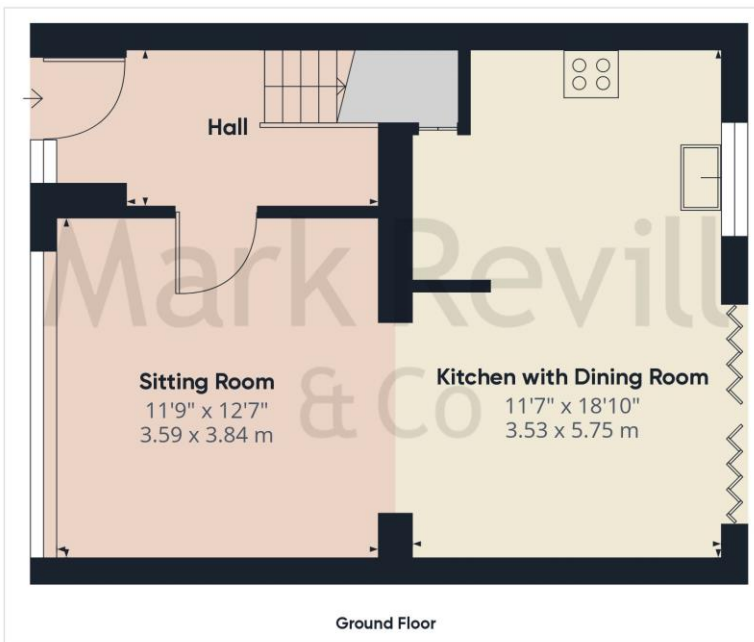
OUTSIDE

Detached Garage Up and over door, light and power points. Side door.

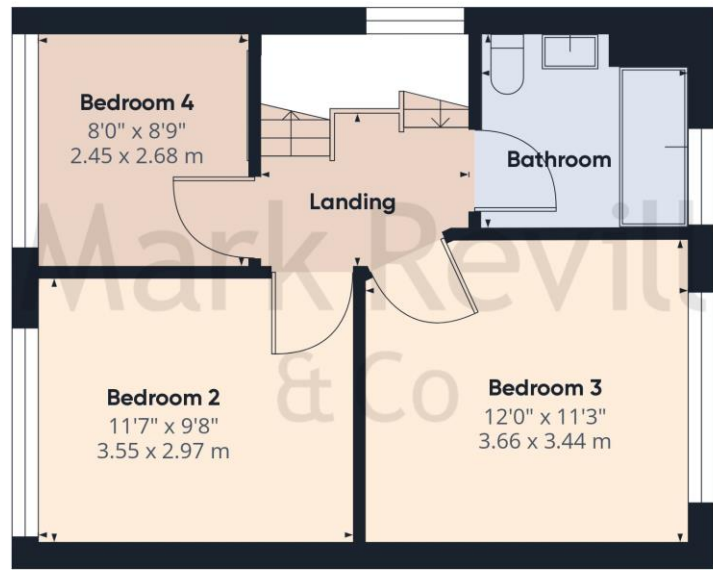
Long Private Drive

Long West Facing Rear Garden Backing onto Ancient Woodland About 113 feet (35m) in length. Arranged mainly as long lawn, flower and shrub borders, kitchen garden area with raised vegetable plots, mature apple, 2 pear, plum and flowering cherry trees. **Timber outbuilding.** The garden is fully enclosed by established hedges, timber and chain link fencing.





Ground Floor



Floor 1



Floor 2

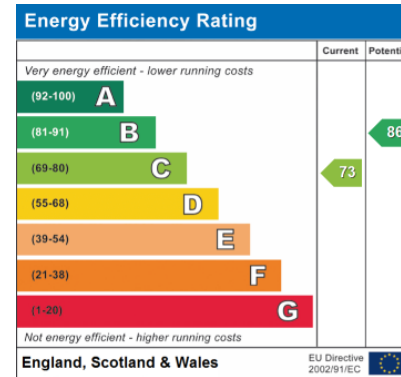


Approximate total area⁽¹⁾

1173.24 ft²
109 m²

Reduced headroom

27.45 ft²
2.55 m²



(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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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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