



2 Cobbetts Mead
Haywards Heath. RH16 3TQ



Mark Revill & Co

2 Cobbetts Mead

Haywards Heath. RH16 3TQ

£675,000

This most attractive detached Regency style family house occupies a much favoured location and enjoys a delightful secluded garden with timber built chalet. The property has been thoughtfully extended to create exceptionally spacious and well planned accommodation incorporating 5 bedrooms, 2 en suite shower rooms (one not operational), bathroom, cloakroom, large living room, separate dining room, office, spacious kitchen/breakfast room complete with range cooker and a useful utility room. The property has the benefit of gas central heating and double glazing, there is an integral garage approached by a double width block paved drive and the delightful gardens are arranged on two sides of the property primarily laid to lawn with a raised timber decking and a splendid detached cabin ideally suitable as a recreational room or home office.

Situated in this much favoured edge of town location just a short walk to a Tesco Express, Doctor's surgery, chemist and the well regarded Northlands Wood Primary School. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 6.4 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.8 miles to the north and the cosmopolitan city of Brighton and the coast is just under 16 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 Composite panelled front door to:

Hall Radiator. Dado rail. Parquet wood block flooring. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, basin with mixer tap, tiled surround. High level cupboard. Double glazed window.

Living Room 15'3" x 16'1" (4.67m x 4.91m) Enjoying outlook over rear garden. Useful understairs storage cupboard. TV aerial point. Double glazed window. 2 radiators. Parquet wood block flooring. Double glazed door to rear garden.

Dining Room 15'2" x 10'7" (4.64m x 3.24m) Double aspect with feature red brick working fireplace with raised hearth and solid timber mantle. Beamed ceiling. Door to garage. Double glazed window. Radiator. Parquet wood block flooring. Double glazed door to rear garden.

Office 11' x 6'9" (3.36m x 2.06m) Telephone point. Double glazed window. Radiator. Door to:

Utility Room 7' x 6'9" (2.16m x 2.08m) Inset stainless steel sink with mixer tap, cupboards and drawer under. Further worktop with appliance/storage space under. 2 wall cupboards. Plumbing for washing machine. Extractor fan. Part tiled walls. Vinyl flooring.

Kitchen/Breakfast Room 19'3" x 9'4" (5.89m x 2.86m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink, adjacent L shaped laminate worktop, cupboards, drawers and appliance space under. Wall cupboards, one housing Worcester gas boiler. Matching worktop, cupboards, drawers and storage space under, adjacent tall pull out larder unit. Wall cupboard and shelving. Space for upright fridge/freezer. Further worktops, cupboards, drawers and storage space under. Stoves **range cooker** incorporating 2 electric ovens, grill, warming oven, 5 ring gas hob and extractor hood over. 2 double glazed windows. Radiator. Part tiled walls. Vinyl tiled effect flooring. Double glazed door to outside.

FIRST FLOOR

Landing Hatch to loft space. Spot lights. Dado rail.

Bedroom 1 15'1" x 9'7" (4.61m x 2.92m) Double aspect. Range of built-in wardrobes incorporating hanging rails and shelving. Access to deep eaves storage space to either side. Beamed vaulted ceiling. Double glazed window and velux window. Radiator. Archway to:

En Suite Shower Fully tiled shower with Mira fitment (not working), basin with tiled splashback. Double glazed velux window.

Bedroom 2 12'2" x 8'2" (3.72m x 2.51m) Built-in double wardrobe. Double glazed window. Radiator.

En Suite Shower Tiled shower area, corner basin, tiled splashback. Double glazed window. Fully tiled walls.

Bedroom 3 10'10" x 10' (3.32m x 3.05m) Tall built-in shelved cupboard. Built-in airing cupboard housing hot water tank and slatted shelving. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 4 9' x 7'7" (2.76m x 2.32m) Double glazed window. Radiator.

Bedroom 5 8'2" x 6'10" (2.51m x 2.09m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, independent Aqualisa shower, glazed screen, inset basin with mixer tap, close coupled wc. Recessed display shelving. Heated chromium ladder towel warmer/radiator. Ceiling downlighter with extractor. Part tiled walls. Tiled floor.

OUTSIDE

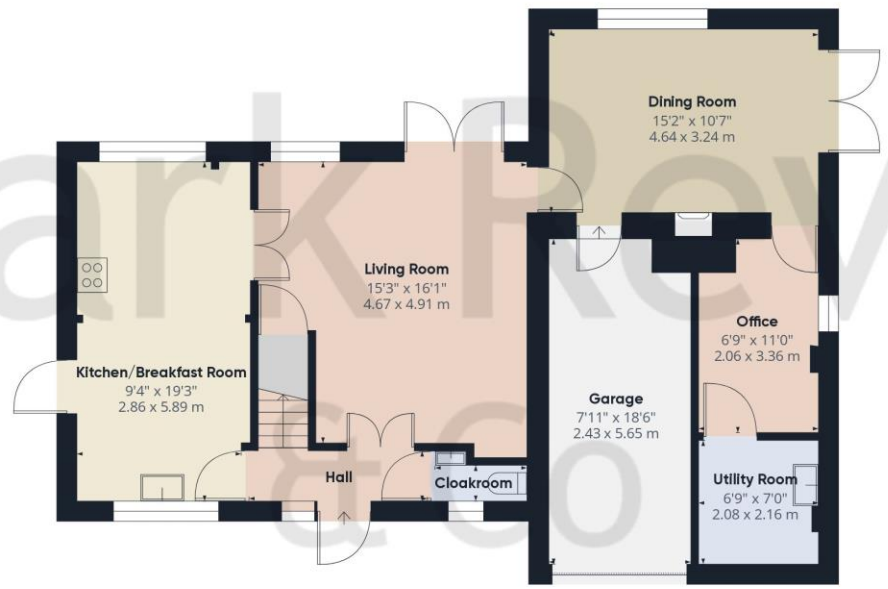
Integral Garage 18'6" x 7'11" (5.64m x 2.41m) Up and over door. Range of fitted wall cupboards. Light and power points.

Double Width Drive Block paved. Offering parking for 2 vehicles.

Front Garden Lawn, shrub beds and border, mature tree. Deep herbaceous bed adjacent to the drive.

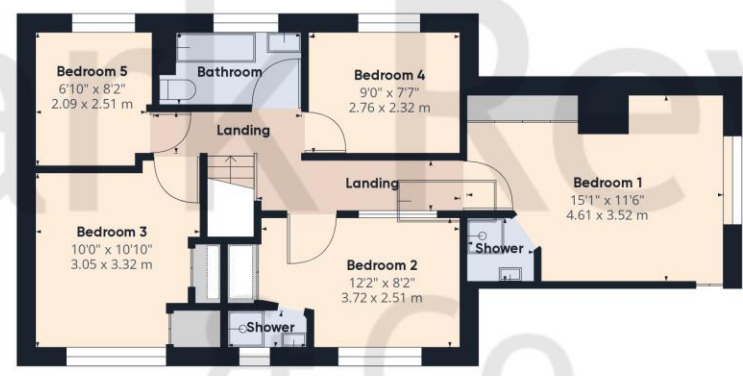
Lovely Rear Garden L shaped. Maximum 60 feet (18.29m) in depth narrowing to 31 feet (9.45m) x 90 feet (27.43m) in width. Arranged on two sides of the house laid mainly as lawns, paved sun terrace adjacent to the house with brick paved path to raised and sheltered decking with fence and trellis on two sides, gravelled path to a **timber built chalet** 16'9" x 9'7" (5.11m x 2.92m) with power points, wood effect laminate flooring and double entrance doors flanked by double glazed window. Mature beech trees, bamboo and a variety of shrubs. The garden is fully enclosed by an established conifer screen and trees providing shelter and seclusion.





Ground Floor

Approximate total area⁽¹⁾
1543.84 ft²
143.43 m²



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

GIRAFFE360

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

