



16 Wickham Close
Haywards Heath, RH16 1UH



Mark Reville & Co

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£975,000

This individual detached family house was built in 1962 having been skilfully extended in recent years to offer bright and beautifully presented accommodation having the benefit of gas fired central heating, double glazed windows throughout and exposed oak flooring. This splendid home incorporates 4 generous size bedrooms all with fitted wardrobes and a very stylish refitted en suite shower room to the main bedroom and also a large refitted family shower room, a fine double aspect living room with open fireplace, there is also a good size dining room ideal for entertaining and an excellent fitted kitchen/breakfast room with some integrated appliances, light granite style work surfaces and an abundance of stylish cupboards and drawers also incorporating breakfast bar, all enjoying an outlook over the rear garden with the benefit of bi-fold windows extending to the whole of one wall and double glazed doors opening onto a paved sun terrace and beautifully laid south westerly facing rear gardens arranged with further feature circular sun terrace. To the side of the property there is a productive vegetable area with raised beds set in gravel surround for ease of maintenance. To the front there is a driveway with parking for 2 vehicles leading to the garage.

Wickham Close is a cul-de-sac occupying a highly desirable location just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded local schools in the area catering for all age groups, whilst the Dolphin Leisure Centre, Sainsbury's and Waitrose superstores are close by. The town centre is within easy reach with its wide range of shops including The Broadway with an



array of restaurants and bars and the A23 lies about 5 miles to the west providing direct road access to the motorway network. There is a public footpath at the top of Wickham Way offering a natural venue for countryside walks and the area is well serviced by local golf courses. Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and the south coast is approximately 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within easy driving distance.

GROUND FLOOR

Covered Entrance Entrance canopy with inset downlighters. Double glazed front door to:

Entrance Hall Exposed oak flooring. Ceiling downlighters. Radiator. Understairs storage cupboard with light.

Cloakroom Low level wc, wash basin. Half tiled walls. Radiator. Tiled flooring.

Sitting Room 25'1" x 14'5" (7.65m x 4.39m) Most attractive double aspect room. 2 radiators. TV aerial point. Exposed oak flooring. Ceiling downlighters. Feature open fireplace with brick inlay and stone hearth with inset oak mantle above and gas point.

Dining Room 14'4" x 9'10" (4.37m x 3.00m) Attractive double aspect room, ideal for entertaining. Radiator. Superb outlook over rear garden. Double doors also giving access to the rear patio and garden. Exposed oak flooring. Ceiling downlighters.

Luxury Fitted Kitchen/Breakfast Room 17'5" x 16' (5.31m x 4.88m) Extensive light granite style work surfaces, inset under mounted stainless steel one and a half bowl sink with mixer tap. Underfloor heating. Extensive range of cupboards and drawer units many of which are shelved, corner carousel, integrated **dishwasher**, **washing machine** and eye level **microwave oven**. Housing for American style fridge/freezer, also space for range style cooker with gas point, light and extractor above. Period style radiator. TV aerial point. Range of matching eye level cupboards. Breakfast bar. Ceiling downlighters. 3 velux windows allowing light to flood into the kitchen. Feature bi-fold windows extending to one wall overlooking the rear garden. Double doors giving access to rear patio.

FIRST FLOOR

Galleried Landing Spindle balustrade. Airing cupboard with hot water tank and shelving. Hatch to loft space.

Main Bedroom 14'10" x 10'7" (4.52m x 3.23m) Fitted wardrobes extending to one wall with hanging and shelving also incorporating drawer unit, part mirrored fronted doors. Radiator. Outlook over rear garden.

Large Refitted En Suite Shower Room Large curved glazed shower cubicle with hand and rain shower heads, low level wc, vanity unit with inset over wash basin, chromium mixer tap. Ceiling downlighters. Wall mirror. Extractor fan. Chromium ladder radiator. Fully tiled walls and flooring.

Bedroom 2 15'6" x 10'9" (4.72m x 3.28m) Range of fitted wardrobes with sliding doors, hanging and shelving. TV aerial point. Radiator. Outlook to front. Eaves storage cupboard.

Bedroom 3 10'11" x 9'10" (3.33m x 3.00m) Double aspect room with outlook over rear garden. Fitted wardrobe cupboard. Radiator.

Bedroom 4 10'11" x 7'5" (3.33m x 2.26m) Built-in double wardrobe cupboard. Radiator.

Large Luxury Family Shower Room Walk-in tiled and glazed shower cubicle, overhead plumbed shower, low level wc with concealed cistern, large vanity unit with inset wash basin, mixer tap, cupboards and drawers beneath and cupboards over with 2 mirror doors plus 2 side cupboards with downlighters. Extractor fan. Chromium ladder radiator. Ceiling downlighters. Tiled walls and flooring.

OUTSIDE

Brick Built Garage With up and over door. Power and light. Also housing electric meters and gas fired boiler for domestic hot water and central heating. Personal door to side.

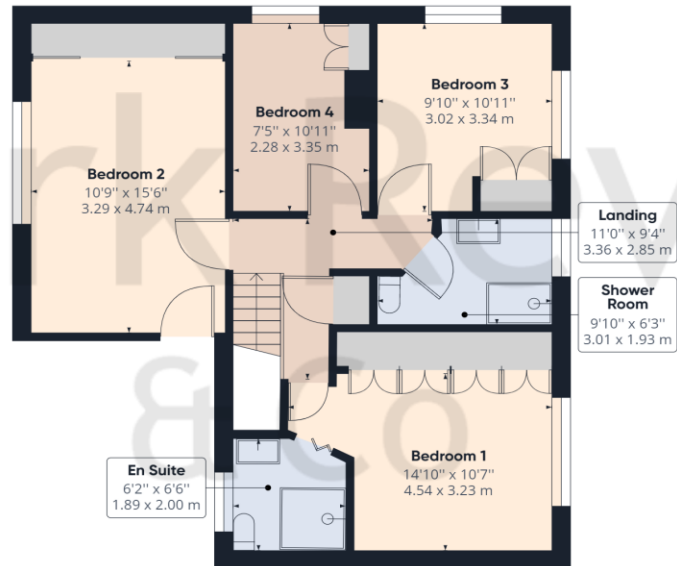
Attractive Front Garden Mainly laid as lawn with borders and mature hedging with shrubs. Parking for 2 vehicles leading to garage. Gated access on both side of the property with paved pathways leading to:

Rear Garden There is a paved sun terrace enjoying a south and westerly aspect which leads onto level lawn with further feature circular patio. To the side there is a productive vegetable area with raised beds set within gravel surround for ease of maintenance. **Timber garden shed. Greenhouse.** Outside lighting. All enclosed by mature hedging and panelled fencing and enjoying a sunny aspect.

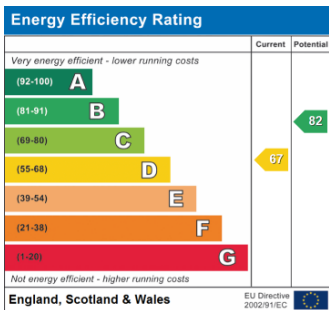




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1612.63 ft²
149.82 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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