



Zone Point

3 The Cedars, Haywards Heath. RH16 1UR



Mark Revill & Co

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£800,000

This fine individual detached family house is located at the end of a quiet cul-de-sac within walking distance of Haywards Heath mainline station, local amenities and well regarded schools. The property offers bright and extremely spacious accommodation having the benefit of gas central heating and double glazing and incorporating 4 double bedrooms, 2 bathrooms (one en suite to the main bedroom), downstairs cloakroom, a fine triple aspect sitting room, double glazed conservatory, separate dining room, family room and a comprehensively fitted kitchen with utility and breakfast room. There is a double garage approached by a wide block paved drive offering parking for 3 vehicles and the attractive secluded rear garden extending to about 55 feet in length enjoys a favoured south easterly aspect. **** NO ONGOING CHAIN ****

The Cedars is a small cul-de-sac lying at the northern end of Barnmead just a short walk to the mainline station offering 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 close at hand as is the Dolphin Leisure Complex, Waitrose and Sainsbury's superstores whilst Haywards Heath town centre is within easy reach offering a 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 access to the motorway network, Gatwick Airport is 12.3 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

Porch Attractive composite panelled front door and double glazed side screen to:

Hall Built-in coats/store cupboard with hanging rail and shelf, light and power point. Good size understairs storage cupboard. Door to garage. Stairs to first floor. Archway to:

Inner Hall Radiator. Glazed panelled double doors to:

Cloakroom White suite comprising close coupled wc and pedestal basin with single lever mixer tap. Extractor fan. Heated ladder towel warmer/radiator. Half tiled walls. Wood effect laminate flooring.

Sitting Room 18'10" x 12'8" (5.76m x 3.87m) A fine triple aspect room with wide double glazed bow window to the front. TV aerial point. Fitted gas fire. 2 radiators. Double glazed sliding door to:

Double Glazed Conservatory 11' x 9'3" (3.37m x 2.83m) With double glazed vaulted roof and double doors to garden. Electric panel heater.

Dining Room 11' x 9'8" (3.36m x 2.97m) Serving hatch to kitchen. Double glazed window. Radiator.

Excellent Kitchen with Utility Area 16'2" x 11'9" (4.94m x 3.60m) Comprehensively fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent laminate work surfaces to three walls with cupboards, drawers and appliance space beneath. Belling **electric cooker** with 4 ring halogen hob, concealed extractor hood over. Bosch **fridge**. Range of wall cupboards, further range of wall cupboards. Worktop lighting. **Utility Area** with inset stainless steel sink, mixer tap, adjacent L shaped work surface, cupboards, drawers and Bosch **washing machine** beneath. Recess for appliance. Matching base unit housing tumble dryer. Further range of wall cupboards. Heated ladder towel warmer/radiator. Double glazed window. Part tiled walls. Tiled effect vinyl flooring. Opening to:

Breakfast Room 10'1" x 8'5" (3.08m x 2.57m) Double aspect. Fitted base unit. 2 double glazed windows. Radiator. Tiled effect vinyl flooring. Double glazed door to outside.

Family Room 9'8" x 8'4" (2.97m x 2.56m) 2 wall light points. Double glazed window. Radiator.

FIRST FLOOR

Spacious Landing Hatch with pull down ladder to part floor

boarded loft space. Large built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Radiator. Double glazed sliding door to:

West Facing Balcony with non-slip flooring. Wrought iron balustrade.

Bedroom 1 16'2" x 10'4" (4.94m x 3.16m) L shaped. Double aspect with wide double glazed bow window. Telephone point. Further double glazed window. 2 radiators.

Dressing Area 7'1" x 4'10" (2.17m x 1.49m) Large built-in double wardrobe with shelf, hanging rail and light point. Door to:

En Suite Bathroom White suite comprising panelled bath with independent shower over, fitted rail and curtain, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Half tiled walls, fully tiled around bath. Wood effect laminate flooring.

Bedroom 2 16'6" x 9'9" (5.04m x 2.99m) Built-in double wardrobe with shelf and hanging rail. Double glazed window. Radiator.

Bedroom 3 13'8" x 9'8" (4.17m x 2.97m) Built-in double wardrobe with shelf and hanging rail. Double glazed window. Radiator.

Bedroom 4 13'1" x 8'8" (3.99m x 2.65m) Built-in double wardrobe with shelf and hanging rail. Double glazed window. Radiator.

Bathroom with Shower White suite comprising bath with mixer tap and shower attachment, fully tiled glazed shower cubicle, pedestal basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Half tiled walls. Wood effect laminate flooring.

Separate wc White suite comprising close coupled wc and basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Half tiled walls. Wood effect laminate flooring.

OUTSIDE

Double Garage 17'7" x 16'5" (5.36m x 5m) 2 electrically operated up and over doors. Fitted work bench. Double glazed window. Light and power points. Wall mounted Worcester gas boiler. Gas and electric meters.

Wide Block Paved Drive Offering parking for 2-3 vehicles.

Attractive Gardens The rear garden is about 55 feet (16.76m) in length, arranged mainly as well kept lawn with paved pathways, mature herbaceous beds and borders containing a variety of plants including laurel, yew, bush, magnolia, hydrangeas, etc. Water tap. Area behind the garage with **timber shed** and **greenhouse**, block paved path to gate providing access to a strip of lawn on the north side with brick retaining wall and block paved path screened by mature conifers on the party boundary. To the front there is a neat lawn with azalea and colourful flower beds adjacent to the drive. The gardens are fully enclosed by a mature beech hedge, mature shrubs and a tall brick wall behind the house on the eastern boundary.





Ground Floor

Approximate total area⁽¹⁾

2257.12 ft²

209.69 m²



Floor 1

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 82 |
| 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.

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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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