



15 Blackmores
Wivelsfield Green, RH17 7PZ

 Mark Reville & Co

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£550,000 Freehold

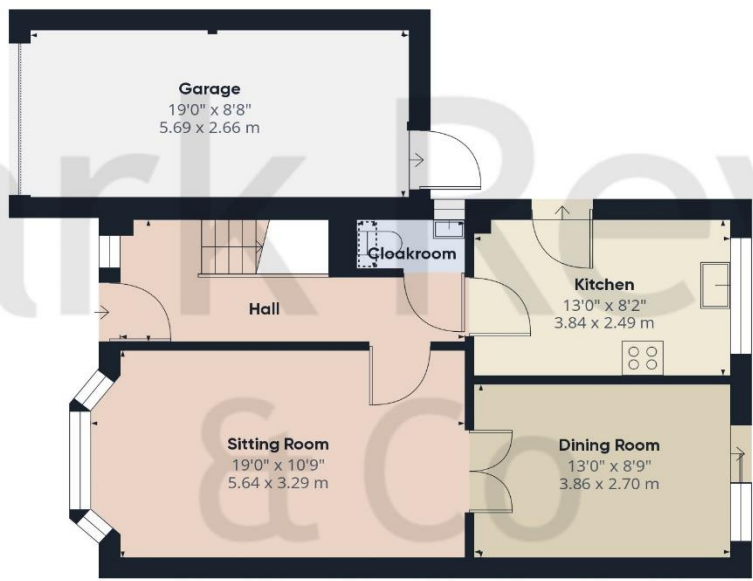
This most attractive and spacious house in a quiet 'tucked away' location on the edge of the village offers bright and well-designed accommodation, having the benefit of gas central heating and double glazing. The current owners have lived there since it was built 26 years ago and are now relocating. The accommodation incorporates 3 good size bedrooms, 2 bathrooms (one en-suite), a cloakroom, a large sitting room, separate dining room and a fitted kitchen. There is an attached garage approached by a double width block paved drive offering parking for 2 vehicles and the delightful rear garden enjoys a favoured south easterly aspect arranged as a wide paved sun terrace, well tended level lawn with colourful flower and shrub borders.

Situated in this sought after village, with a strong community, just a short walk to a good local shop, pub with restaurant, village hall and well regarded primary school. There are numerous beautiful countryside walks both from the doorstep and in the South Downs National Park which is just a short drive away. Haywards Heath is 2.6 miles to the north, Burgess Hill 3.2 miles to the west and Lewes 9.3 miles to the south all of which offer a wide range of shops, an array of restaurants, leisure facilities, well regarded schools and a mainline station (Haywards Heath - Victoria/London Bridge 42- 45 minutes). Gatwick Airport is 16.1 miles distant, the cosmopolitan city of Brighton and the coast is about 12.3 miles to the south.

Sitting Room 19' x 10'9 (5.64m x 3.29m)
Dining Room 13' x 8'9 (3.86m x 2.7m)
Kitchen 13' x 8'2 (3.84m x 2.49m)
Bedroom 1 16' x 10'9 (4.95m x 3.28m)
Bedroom 2 14' x 8'8 (4.13m x 2.66m)
Bedroom 3 9' x 8'7 (2.6m x 2.61m)
Garage 19' x 8'8 (5.69m x 2.66m)



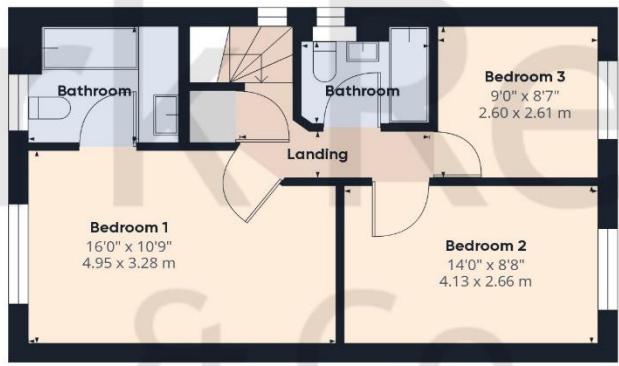




Ground Floor

Approximate total area⁽¹⁾
1171.87 ft²
108.87 m²

Reduced headroom
2.48 ft²
0.23 m²



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		72
(55-68)	D		
(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

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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