



2 Bankside

Sunnywood Drive, Haywards Heath. RH16 4PF



Mark Revill & Co

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Guide Price £800,000

This superb individual detached chalet style residence enjoys a delightful south facing rear garden and is located in a 'tucked away' position just a short walk to the town centre. The imaginatively remodelled and extended accommodation offers contemporary open plan living and incorporates 3 bedrooms including the main bedroom suite with a luxurious roll top bath, separate wc a spacious and well fitted dressing room and a south and west facing balcony, there is a further shower room and bathroom, a splendid open plan living room, office, downstairs cloakroom and a comprehensively fitted kitchen with dining room complete with appliances. The property has the benefit of gas central heating and double glazing, there is an integral garage approached by a wide drive and turning area offering parking for 3 vehicles with gates to a further hardstanding space for a car, caravan, boat, etc. and the beautiful secluded gardens extend to about 64 feet in length arranged as a wide paved sun terrace with level well tended lawn and herbaceous borders.

Bankside is a small cul-de-sac lying off Sunnywood Drive in this popular established location close to Victoria Park with its tennis courts, children's playground and cafe and just a short walk to the town centre with its wide range of shops and The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded schools in the locality catering for all age groups and the town also offers a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.7 miles to the north, the cosmopolitan city of Brighton and the



coast is 15 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

Recessed Porch Outside light. Attractive composite front door.

Entrance Hall Ample coat hanging space. Door to:

Superb Open Plan Kitchen with Dining Room 21' x 15'7" (6.45m x 4.75m) Comprehensively fitted with a quality range of contemporary units with polished stone work surfaces and upstands comprising inset bowl and a half sink, extensive adjacent work surface, cupboards and deep pan drawers beneath. Fitted AEG 5 ring gas hob with glass splashback and Hotpoint extractor hood over. Peninsula unit with matching top, cupboards, wine rack and wine cooler beneath. Built-in Neff electric double oven, cupboard under and over, adjacent base cupboard unit with matching top. Further recessed worktop, deep drawers beneath flanked by tall shelved larder/storage cupboards, glazed wall unit over with concealed lighting. **Utility Area** with plumbing for washing machine, space for tumble dryer and large American style fridge/freezer. 2 double glazed windows. Radiator. Ceiling downlighters. High gloss tiled floor. Double glazed casement doors to rear garden.

Dining Area Double glazed window. Radiator. Half glazed doors opening to:

Superb Open Plan Living Room 20'8" x 10' (6.31m x 3.12m) A fine double aspect room enjoying a favoured southerly aspect with double glazed bi-fold doors opening to the sun terrace and garden. Recess for wall mounted TV with integrated log and crystal effect electric fire, flanked by tall recesses with glass shelving. Double glazed picture window overlooking the garden, double glazed arched window. Radiator. Ceiling downlighters.

Inner Hall 13' x 12' (3.92m x 3.67m) Understairs coats storage cupboard. Wide opening to the living room. Contemporary staircase with brushed steel balustrade to first floor.

Office 10'8" x 9' (3.27m x 2.61m) Telephone/internet points. Double glazed window. Radiator.

Cloakroom White suite comprising wc with concealed cistern, shelf over, basin with single lever mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Wood effect laminate flooring.

FIRST FLOOR

Landing Approached by contemporary staircase with brushed steel balustrade. Double glazed velux skylight. Opening to inner landing.

Main Bedroom Suite 23'1" x 17' (7.05m x 5.27m)

Bedroom Double aspect. 2 double glazed windows. Range of fitted eaves storage cupboards. TV aerial point. 2 radiators. Ceiling downlighters. Illuminated plinth with glazed screen. Double glazed door to a **South & West Facing Balcony** 12' x 7'9" (3.61m x 2.38m) with brushed steel and glass balustrade.

Bathroom Roll top bath with claw feet, centrally mounted mixer tap and shower attachment and raised glass shelf. Recessed wall mirror with light. Illuminated low level display recess. Double glazed velux skylight. 2 walls fully tiled. Electrically heated tiled floor.

Dressing Room 14' x 9'1" (4.17m x 2.78m) Excellent range of fitted hanging rails and shelving to two sides of the room. Double glazed window. Ceiling downlighters.

Separate En Suite WC White suite with concealed cistern, shelf over, inset basin with single lever mixer tap, cupboard under. Heated chromium ladder towel warmer/radiator. Double glazed velux skylight. Ceiling downlighters. Fully tiled walls. Tiled floor.

Bedroom 2 12' x 8'3" (3.55m x 2.53m) Double glazed window. Radiator.

Bedroom 3 14' x 8'2" (4.16m x 2.49m) Double glazed window. Radiator.

Shower Room White suite comprising walk-in shower with waterproof panelled walls with glazed screen, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Tiled floor.

Bathroom with Shower White suite comprising shaped jacuzzi bath with wall mounted mixer tap and shower attachment, pedestal basin with single lever mixer tap, close coupled wc, fully tiled shower with glazed door, overhead and hand held fittings. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

OUTSIDE

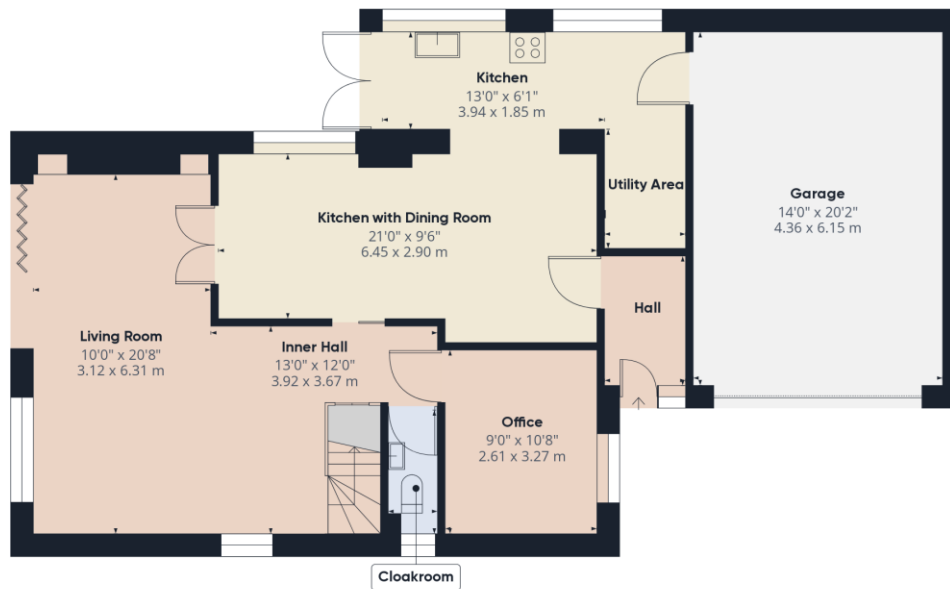
Integral Garage 20'2" x 14' (6.15m x 4.26m) Electrically operated roller door. Wall mounted gas boiler. Light and power points.

Wide Driveway Offering space for 3 vehicles. Double gates to:

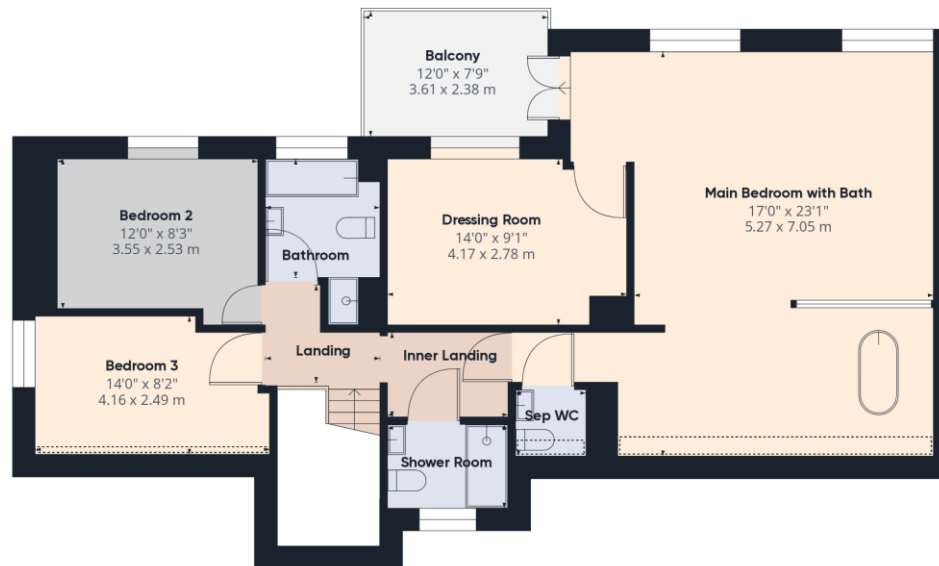
Hardstanding Space at the side for additional car, caravan or boat, etc.

Beautiful South Facing Rear Garden About 64 feet (19.51m) in length. Arranged with a wide paved sun terrace flanked by bark filled herbaceous bed and **timber shed**. Well tended shaped level lawn flanked by flower and shrub borders planted with a variety of shrubs. Timber decking to the far corner. The garden is fully enclosed by close boarded timber fencing with picket fencing on the western boundary with mature trees planted beyond offering the garden shelter and seclusion.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2107.14 ft²

195.76 m²

Reduced headroom

29.06 ft²

2.7 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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