



The View

5 Sunte Park, Haywards Heath. RH16 1AP



Mark Revill & Co

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Guide Price £2 Million

This stunning detached family residence built in 2019 to an exceptionally high specification by Brookworth Homes, occupies beautiful landscaped gardens extending to 0.37 of an acre, located in an exclusive small development within easy reach of local amenities. This splendid home offers bright and contemporary living incorporating 5 bedrooms, 3 stylish shower/bathrooms (2 en suite), a fine double aspect sitting room with marble fireplace and wood burning stove, separate dining room, office, downstairs cloakroom, utility and a particular feature is the superb open plan kitchen with breakfast and living room comprehensively fitted with quality units complete with Smeg appliances. The property has the benefit of gas underfloor central heating, double glazing, cavity wall insulation and features include Control 4 lighting system operated by key pad or app, Wi-Fi network, TV and data points to many of the rooms. There is a double brick built garage with remote controlled up and over doors with electric car charger approached by a wide block paved drive and turning area offering parking for 5 vehicles and the beautifully landscaped gardens are arranged with an extensive paved sun terrace opening to a 136 foot wide well tended lawn with children's play area on the north side, all of which is screened by mature trees and shrubs on the rear boundary offering shelter and seclusion.

Sunte Park is a small select development of just 8 dwellings in a peaceful picturesque location within walking distance of a modern leisure complex, Waitrose and Sainsbury's superstores and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several highly regarded schools and colleges both private and public in the locality including Oathall Community College, Lindfield Primary and Blackthorns Academy Schools whilst Ardingly College, Burgess Hill School for Girls, Cumnor House School and Great



Walstead are all within easy reach. The historic village of Lindfield is close at hand with its excellent local shops and amenities, whilst Haywards Heath town centre is nearby offering a wide range of shops and includes The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 miles to the south. There are golf courses at Haywards Heath, Lindfield and Ditchling, water sports at Ardingly Reservoir, show jumping at Hickstead and 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 Composite panelled front door flanked by glazed panels to:

Impressive Hall 19'3" x 10'10" (5.88m x 3.31m) Built-in coats/storage cupboard. Understairs cupboard. Ceiling downlighters. Porcelain tiled floor. Fine staircase to first floor.

Cloakroom WC with concealed cistern, basin with single lever mixer tap, cupboard beneath. Tiled shelf. Large wall mirror. Ceiling downlighters. Porcelain tiled floor.

Sitting Room 18'2" x 15'4" (5.55m x 4.69m) A fine double aspect room enjoying an outlook to the front. Handsome marble fireplace with polished hearth and multi-fuel burner. Media plate.

Dining Room 15'5" x 11'3" (4.70m x 3.44m)

Office 15'4" x 10'5" (4.68m x 3.19m)

Superb Open Plan Kitchen with Breakfast & Living Room 43'6" x 12'7" (13.27m x 3.86m) Approached from the hall via glazed panelled double doors. Comprehensively fitted with a quality range of contemporary units with stone work surfaces and upstands complete with Smeg appliances comprising inset bowl and a half sink, Quooker mixer tap, extensive work surfaces, cupboards, deep pan drawers, integrated **dishwasher** and **wine cooler** beneath. Fitted brushed steel **5 ring gas hob** with extractor hood over, flanked by wall cupboards. **2 built-in brushed steel electric ovens**, drawer under, cupboard over. Integrated tall **fridge** and **freezer**. Island unit with matching top and adjacent breakfast bar, cupboards and **microwave** beneath. Central double glazed ceiling lantern. Door to dining room flanked by floor to ceiling recessed book/display shelving. Media plate. Porcelain tiled floor. Ceiling downlighters. Double glazed bi-fold doors to rear garden.

Utility Room 7'3" x 5'8" (2.21m x 1.75m) Inset sink adjacent stone worktop, mixer tap, cupboard, shelving and appliance space with plumbing for washing machine and space for tumble dryer under. Wall cupboards. Wall mounted Baxi gas boiler. Porcelain tiled floor. Double glazed door to outside.

FIRST FLOOR

Galleried Landing Hatch with pull down ladder to loft space. Most attractive stair balustrade. Cupboard housing large Mega-flo unvented indirect cylinder. Ceiling downlighters.

Bedroom 1 13'10" x 10'10" (4.23m x 3.31m) Range of bespoke wardrobes with floor to ceiling glazed doors incorporating hanging rails, shelving and drawers. Further built-in double wardrobe with floor to ceiling sliding mirror doors. Ceiling downlighters.

En Suite Shower/Bathroom White suite comprising bath with mixer tap and shower attachment, wc with concealed cistern, twin basins with single lever mixer taps, drawers under, large fully tiled shower with overhead and hand held fittings, glazed door. Large wall mirror. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Ceiling downlighters. Part tiled walls. Tiled floor.

Bedroom 2 13'9" x 11' (4.19m x 3.36m) Built-in double wardrobe with floor to ceiling sliding mirror doors.

En Suite Shower Room Fully tiled shower with overhead and hand held fittings, glazed screen and door, wc with concealed cistern, basin with single lever mixer tap, cupboard under. Large wall mirror and tiled shelf. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Tiled floor.

Bedroom 3 15'11" x 9'11" (4.86m x 3.04m) Built-in double wardrobe with floor to ceiling sliding mirror doors.

Bedroom 4 15'10" x 8'7" (4.83m x 2.63m)

Bedroom 5 10'10" x 9'2" (3.31m x 2.80m)

Family Bathroom/Shower Room White suite comprising bath with mixer tap and shower attachment, basin with single lever mixer tap, drawers under, wc with concealed cistern, fully tiled shower with overhead and hand held fittings, glass sliding door and screen. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Part tiled walls. Tiled floor.

OUTSIDE

Double Garage 20'2" x 20'1" (6.15m x 6.12m) 2 remote electrically operated up and over doors. Power points. Rear door. Electric car charging point.

Wide Block Paved Drive and Turning Area Offering space for 5 vehicles.

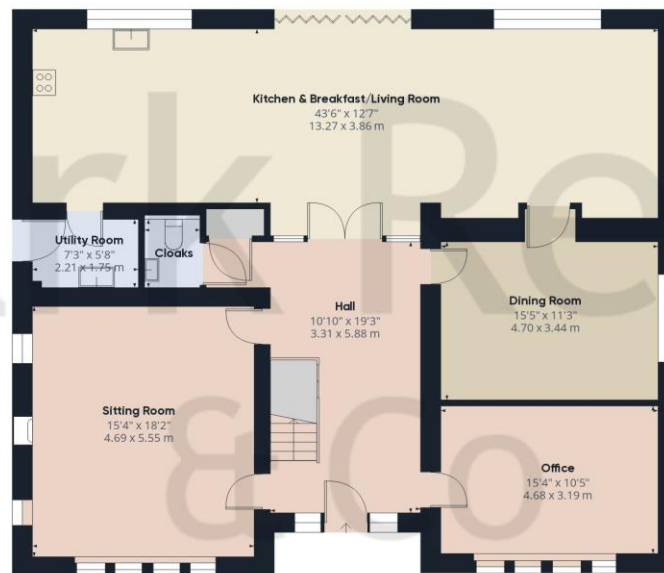
Front Garden Neatly laid to lawn with beds planted with hydrangeas and fuchsias. Outside light. Side access with gate to:

Lovely Rear Garden About 136 feet (41.45m) in width x 62 feet (18.90m) in depth. Arranged with an extensive paved sun terrace, grey brick low walling incorporating a barbecue opening to a wide well kept lawn, children's play area on the north side laid to artificial lawn. Outside tap and lighting. The garden is fully enclosed by close boarded fencing with laurel hedge and mature trees beyond the rear boundary offering the garden shelter and seclusion.

In all 0.37 of an acre.

Estate Maintenance: £1,700 per annum (March 2024/25).





Ground Floor

Approximate total area⁽¹⁾

2694.64 ft²

250.34 m²



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	90
(69-80)	C		
(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

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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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

