



**‘Rookfield’**

23 Orchard Close, Haywards Heath. RH16 1UU



**Mark Revill & Co**



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£525,000

This most attractive double fronted detached bungalow offers bright and well presented accommodation having the benefit of gas central heating and double glazing. The bungalow incorporates, 2 double bedrooms, a shower room, a fine sitting room, well fitted kitchen complete with double oven, hob and dishwasher and a superb double glazed dining room/conservatory. There is an attached garage with utility area approached by a double width block paved drive and the delightful level rear garden is about 50 feet x 50 feet arranged with an extensive paved sun terrace, well kept lawn and timber decking at the far end with timber shed and greenhouse.

Orchard Close is a small cul-de-sac lying immediately off Fairfield Way within walking distance of Haywards Heath station offering a fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are close at hand and the town centre is within easy reach offering a wide range of shops and an 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 about 16 miles to the south whilst Borde Hill and Wakehurst Place Gardens, the South Downs National Park and Ashdown Forest are all within a short drive offering beautiful natural venues for walking.

**Recessed Porch** Quarry tiled step. Attractive composite panelled front door to:

**Hall** Hatch to large loft space housing gas boiler. Cupboard housing trip switches. Radiator. Quality wood effect vinyl flooring.

**Sitting Room** 16'6" x 11'7" (5.03m x 3.53m) Attractive fireplace with decorative surround, fitted live flame log effect gas fire. TV aerial point. Wide double glazed bay window overlooking the front, 3 further double glazed windows. Radiator.

**Excellent Kitchen** 12'0" x 9'2" (3.66m x 2.79m) Fitted with an attractive range of units with wooden work surfaces comprising inset enamel bowl and a half sink with mixer tap, adjacent work top, cupboard, drawers and integrated dishwasher under. Matching L shaped worktop, cupboards and drawers under, fitted brushed steel 4 ring gas hob with concealed extractor hood over flanked by wall cupboards, further range of wall cupboards. Built-in brushed steel electric double oven, cupboard under and over. Built-in shelved and ventilated larder. Space for upright fridge/freezer. Worktop lighting. Double glazed window. Part tiled walls. Quality wood effect vinyl flooring. Opening to:

**Double Glazed Dining Room/Conservatory** 17'1" x 12'2" (5.21m x 3.71m) With vaulted polycarbonate roof and double glazing to two sides. 2 Radiators. Quality wood effect vinyl flooring. Double glazed door to:

**Covered Way** With polycarbonate ceiling. Arched door to front. Glazed door to garage.

**Bedroom 1** 11'11" x 9'5" (3.63m x 2.87m) One wall fitted with a comprehensive range of wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

**Bedroom 2** 11'5" x 10'2" (3.48m x 3.10m) 2 double glazed windows. Radiator.

**Shower Room** Fully tiled walls. White suite comprising glazed shower cubicle, pedestal basin, close coupled wc. Built-in shelved linen cupboard. Wall light. Extractor fan. Double glazed window. Radiator. Tiled floor.

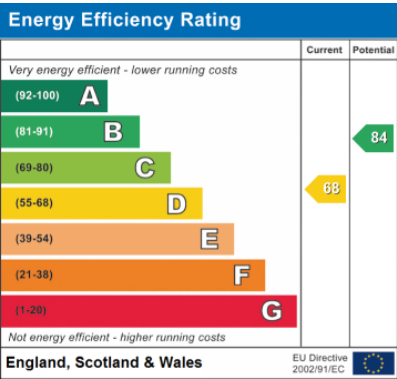
OUTSIDE

**Garage With Utility Area** 19'0" x 8'5" (5.79m x 2.57m) Electrically operated up and over door. Light and power points. Plumbing for washing machine.

**Private Double Width Drive** Block paved. Offering parking for 2 vehicles.

**Front Garden** Neatly laid to lawn with block paved pathways, raised flower bed with timber retaining wall.

**Lovely Rear Garden** About 50 feet (15.24m) in depth x 50 feet (15.24m) in width. Arranged with a wide paved sun terrace with retaining wall, central step to level well kept lawn with shaped herbaceous beds on two sides planted with a variety of flowers, roses and shrubs including camelia, laurel, bay etc. Timber decking at the far end with timber shed and greenhouse. Water tap. Sun blind. The garden is fully enclosed by clipped mixed hedges, red robin hedgerow and lattice timber fencing on the rear boundary. Paved side access with timber store and gate to front, further paved side recess with gate.





**Approximate total area<sup>(1)</sup>**

1134.47 ft<sup>2</sup>

105.40 m<sup>2</sup>

(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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