



45 Gander Hill
Haywards Heath. RH16 1RE



Mark Revill & Co

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Guide Price £1,000,000

This imposing detached family house of character is set in delightful gardens extending to 0.58 acres and is located within walking distance of Haywards Heath main line station. This fine home requires updating and redecoration offering an excellent opportunity to those who wish to remodel a property to their own specification. The spacious accommodation comprises on the first floor, 4 bedrooms, 2 bathrooms (one en suite to the main bedroom) and on the ground floor there is a fine sitting & living room, dining room, double glazed conservatory, cloakroom, kitchen, utility lobby in addition to an office, family room with en suite shower room which could easily create a self contained ground floor suite if desired. The property has gas central heating and is mostly double glazed, there is a detached garage, a wide drive and turning area offering parking for several vehicles and a particular feature is the most attractive established gardens which include a large lawn with natural pond to the front with three distinctive areas to the rear including an enclosed seating and barbeque area with walk way to a quiet formal area planted with specimen trees and shrubs and a former kitchen garden.

Situated in this highly sought after established location on the corner with Portsmouth Lane within walking distance to the picturesque village of Lindfield with its excellent local shops and amenities and to Haywards Heath mainline station providing a fast and frequent service to central London



(Victoria/London Bridge 42-45 minutes). There are several well regarded schools and colleges both public and private in the locality catering for all age groups and the town centre is within easy reach with its wide range of shops and array of restaurants in The Broadway. The A23 is about 6 miles to the west offering a direct route to the motorway network, Gatwick Airport is 13.2 miles to the north and the cosmopolitan city of Brighton and the coast is about 15.4 miles distant. 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 within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Porch Panelled front door to: **Reception Hall** Built-in coats cupboard with cupboard over. Under stairs storage cupboard. Radiator. Decorative ceiling cornicing. Stairs to first floor.

Cloakroom Low level wc and basin. Half tiled walls. Timber clad ceiling. Vinyl flooring.

Sitting & Living Room 24'7" x 18'3" (7.49m x 5.56m) Attractive fireplace with decorative timber surround, marble insert and hearth, fitted live flame coal effect fire. 2 double glazed windows. 2 radiators. Hardwood panelled sliding doors to:

Dining Room 12'5" x 11'2" (3.78m x 3.40m) Double aspect. Double glazed window. Radiator. Double glazed casement doors flanked by double glazed windows to:

Double Glazed Conservatory 10'10" x 9'8" (3.30m x 2.95m) Vaulted polycarbonate roof. Vinyl flooring. Double glazed casement doors to rear garden.

Kitchen 11'5" x 9'9" (3.48m x 2.97m) Stainless steel double drainer sink with mixer tap, adjacent L shaped work surface, cupboards, drawers and appliance space under. Range of tall wall cupboards, wine rack and open shelf unit. Matching L shaped worktop, cupboards and storage space under. Space for cooker with gas point. Further range of wall cupboards. Extractor fan. Double glazed window. Part tiled walls. Vinyl flooring.

Utility Lobby 5'11" x 4'3" (1.80m x 1.30m) Plumbing for washing machine, wall mounted Ideal gas boiler. Tall shelved wall cupboard, further tall cupboard, eye level cupboard with high level cupboard over. Double glazed window. Vinyl flooring. Double glazed door to outside.

Office 18'5" x 8'11" (5.61m x 2.72m) 2 tall fitted shelved storage cupboards with cupboards over. Wall cupboard housing trip meters. Extensive range of fitted book/display shelving. Wide double glazed window to front, further double glazed window. Radiator. Door to:

Family/Laundry Room 10'11" x 9' (3.33m x 2.74m) Stainless steel sink with adjacent laminate worktops, cupboards beneath. Hatch to loft space. Double glazed window. Radiator. Double glazed door to rear garden.

Shower Room Fully tiled glazed shower with Mira fitment, pedestal basin with tiled splashback, low level wc. Wall strip light/shaver point. Double glazed window. Radiator.

FIRST FLOOR

Landing Built-in airing cupboard housing Gledhill insulated hot water cylinder, slatted shelving. Hatch with pull down ladder to loft space. Radiator.

Bedroom 1 18'3" x 14' (5.56m x 4.27m) Double aspect. One wall with extensive range of fitted wardrobes with cupboards over. Air conditioning unit. 2 double glazed windows. Radiator.

En Suite Bathroom Suite comprising bath with traditional mixer tap and shower attachment, pedestal basin, low level wc. Useful base cupboard. Wall mirror with small strip light/shaver point over. Double glazed window. Radiator. Half tiled walls, fully tiled around bath.

Bedroom 2 12'5" x 9'8" (3.78m x 2.95m) Double aspect. 2 double glazed windows. Radiator.

Bedroom 3 15'10" x 9' (4.83m x 2.74m) Double aspect. Fitted double wardrobe with cupboards over. Tall fitted book shelf unit. 2 double glazed windows. Radiator.

Bedroom 4 11'8" x 7'6" (3.56m x 2.29m) Large built-in double wardrobe with cupboard over, further built-in double wardrobe with cupboard over. Double glazed window. Radiator.

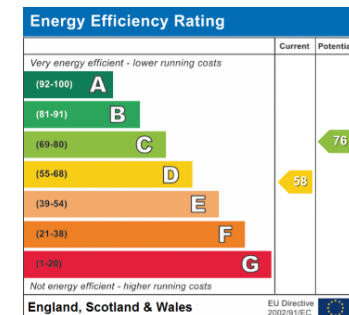
Bathroom Bath with mixer tap and shower attachment, fitted shower rail, pedestal basin, low level wc, wall mounted convector heater, chromium towel warmer. Small wall light/shaver point. Double glazed window. Half tiled walls.

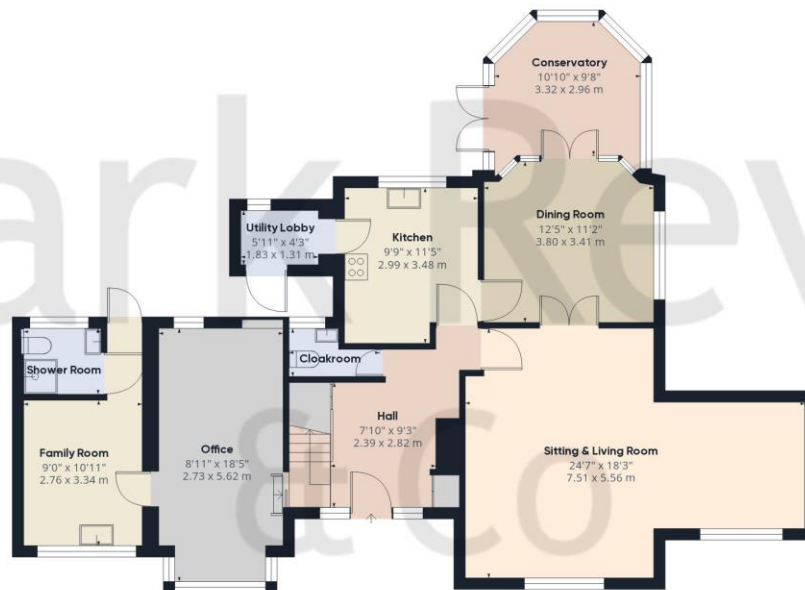
OUTSIDE

Detached Garage With gabled tiled roof. Up and over door.

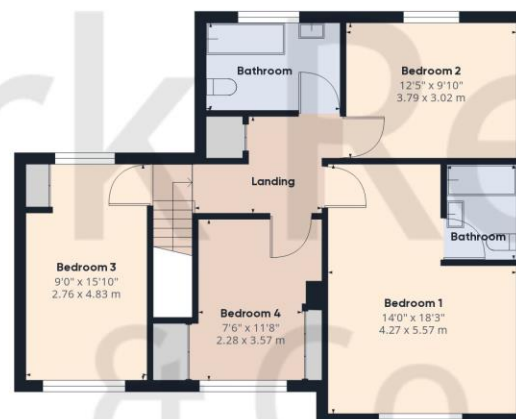
Drive & Turning Area Offering parking for numerous vehicles. Stone filled with low brick retaining walls.

Delightful Gardens Extending to over half an acre Arranged principally to the rear and south facing front of the house. To the front is a wide lawn planted with a variety of small established trees, including camelia, silver birch, flowering cherry tree etc., natural pond to the far corner with a number of water loving plants. The front is fully enclosed by a high mature clipped beech hedge offering shelter and privacy from the road. Mature wisteria clad to the front elevation. A raised block paved path extends from the main entrance to the side with gate to the gardens at the rear arranged in three areas. A lawned walk way with climbing roses, timber posts and chain link provides access to a sheltered seating area with a number of specimen evergreens and a brick and block paved patio with barbeque enclosed by trellis fencing. Archway and path leads to a further sheltered south facing formal garden laid to lawn with central stone plinth with bench seating, deep herbaceous beds planted with a wide variety of established shrubs, mature specimen trees and shrubs. Clipped hedge to one side with opening to a large former kitchen garden with **greenhouse**. In all about **0.58 acres**.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1966.35 ft²

182.68 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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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