



18 Cobbetts Mead
Haywards Heath, RH16 3TQ

■ ■ ■ Mark Revill & Co

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Guide Price £615,000 Freehold

A much improved four bedroom detached family home, offering bright and spacious accommodation in a sought after location, complemented by a delightful west facing rear garden.

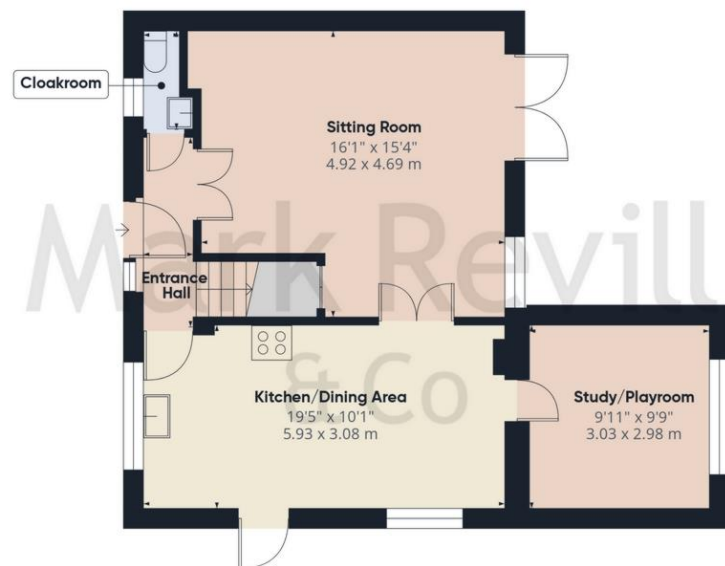
The property benefits from gas central heating and double glazing, and features a welcoming entrance hall with downstairs cloakroom. The splendid sitting room enjoys patio doors opening onto the rear terrace and garden, while the separate study/playroom provides excellent flexibility for home working or family use. The well-appointed kitchen is comprehensively fitted with a range of matching units and work surfaces, together with built-in appliances including an oven, hob, and dishwasher. There is ample space for additional appliances, as well as a dining table and chairs, with a door leading out to the side pathway. Upstairs, the first floor landing gives access to four well-proportioned bedrooms, including bedroom two with en suite shower room, and a modern refitted family bathroom.

Outside the property features a garage approached via a private driveway, providing off road parking. A side pathway leads to the delightful west facing rear garden, which is mainly laid to lawn with a patio area, greenhouse, and timber shed. The garden is fully enclosed, enjoys a high degree of privacy and seclusion, and is not overlooked. The front garden is attractively arranged with a central lawn and well stocked borders

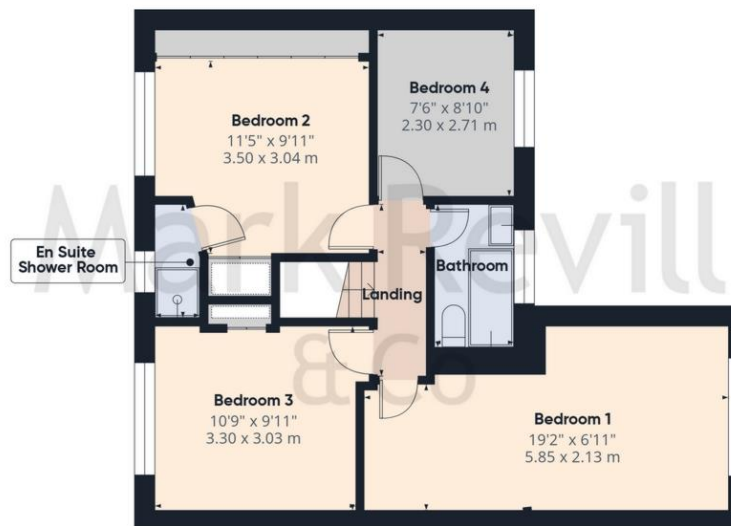
Situated in this highly desirable cul-de-sac just a short walk to a well regarded primary school, local doctor's surgery, chemist, Tesco Express and the Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to London (Victoria/London Bridge 42-45 minutes). There are several schools and colleges in the locality catering for all age groups and the A23 lies about 6 miles to the west providing a direct route to the motorway network. Gatwick Airport is 16 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 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 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area^m

1263 ft²

117.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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