



1 Willow Park
Haywards Heath, RH16 3UA

■ ■ ■ Mark Reville & Co

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Guide Price £700,000 - £725,000 Freehold

A superb 4/5 bedroom detached modern family home presented in exceptional decorative order throughout, having been thoughtfully refurbished in recent years. The property offers spacious and versatile accommodation, including the addition of a fifth bedroom or playroom on the ground floor. The standout feature is the beautifully designed kitchen/breakfast room, fitted with high-quality integrated appliances such as a full height larder fridge, dishwasher, and a Rangemaster cooker with five gas burners and twin ovens, all complemented by attractive granite worktops. A matching utility room provides further practicality. The ground floor also benefits from a generous sitting room with a feature fireplace and bay window, a separate dining/family room with doors opening onto the rear garden, a cloakroom, and internal access to the garage. Internal inspection highly recommended Upstairs, there are four well-proportioned bedrooms, including a master suite with fitted wardrobes and a modern en suite bathroom, alongside a stylish family bathroom. Additional benefits include gas fired central heating, double glazing throughout, plantation shutters to most ground floor windows, and off-road parking for two vehicles. Outside, the property enjoys a fully enclosed rear garden extending to approximately 35 feet, laid mainly to lawn with a patio area, offering a good degree of privacy.

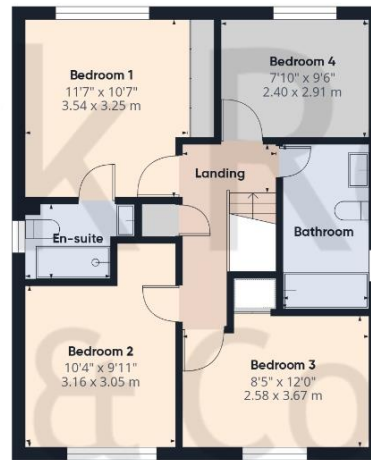
Situated in a highly sought-after residential area, occupying an impressive corner plot, the property is within a short walk of Northlands Wood Primary School, a Tesco Express, pharmacy, and doctors' surgery, with the Princess Royal Hospital also close by. Haywards Heath town centre is easily accessible, providing a wide range of shops, restaurants, and leisure facilities, including The Broadway, a modern leisure centre, and both Waitrose and Sainsbury's superstores. The mainline railway station offers frequent services to London Victoria and London Bridge in approximately 42-45 minutes, making it ideal for commuters. The A23 is around 6 miles to the west, providing convenient road access to the motorway network and Gatwick Airport, while the vibrant city of Brighton and the south coast are approximately 14 miles to the south.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1429 ft²
132.8 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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