



16 Wickham Close
Haywards Heath, RH16 1UH

■ ■ ■ Mark Reville & Co

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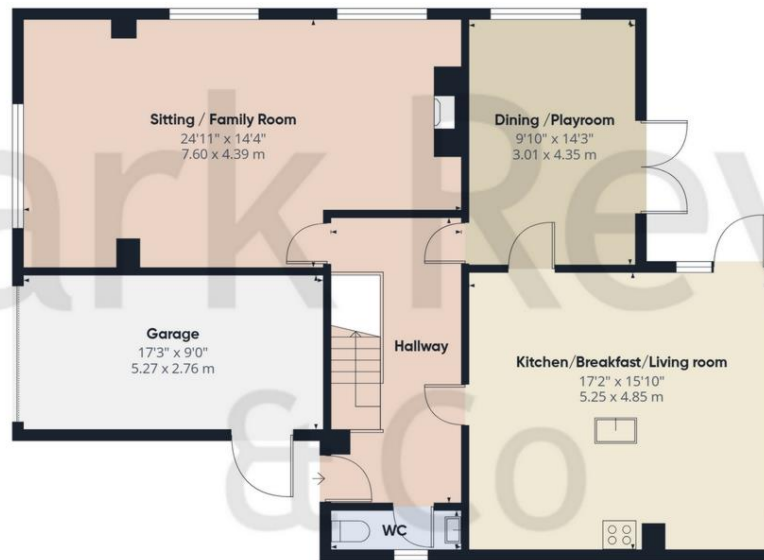
Guide Price £995,000 Freehold

This beautifully appointed 4 bedroom detached family home, originally built in 1962, has been skilfully extended and improved in recent years to provide bright, spacious and beautifully presented accommodation throughout. Features include gas fired central heating, double glazing and attractive exposed oak flooring. The property offers four generous bedrooms, all with fitted wardrobes, including a stylish refitted en suite shower room to the principal bedroom, complemented by a luxurious modern family shower room. The ground floor boasts a superb double aspect living room with feature open fireplace, a separate dining room ideal for entertaining, and an impressive kitchen/breakfast room fitted with a range of contemporary units, granite style work surfaces, integrated appliances and a breakfast bar. Bi-fold windows span one wall, flooding the space with natural light and opening onto a paved sun terrace and the south westerly facing rear garden, which is mainly laid to lawn with a circular patio and a productive vegetable area with raised beds. To the front, there is driveway parking for two vehicles leading to the garage.

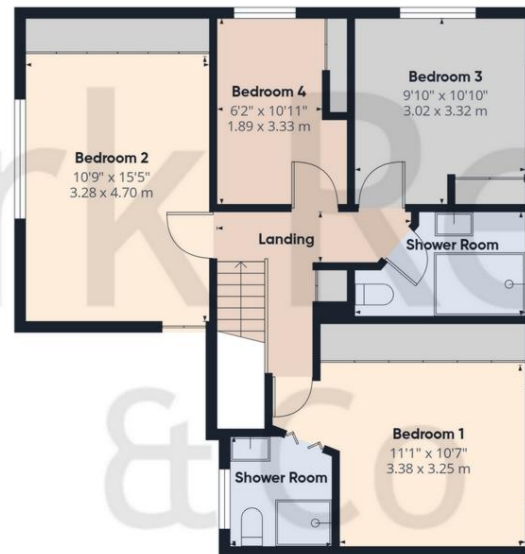
Wickham Close is a sought-after cul-de-sac conveniently positioned within walking distance of Haywards Heath mainline railway station, offering fast and frequent services to London Victoria and London Bridge (approximately 42-45 minutes). The area is well served by highly regarded schools for all age groups, along with nearby amenities including the Dolphin Leisure Centre, Sainsbury's and Waitrose superstores, and the town Centre with its range of shops, restaurants and bars along The Broadway. The A23 lies approximately five miles to the west, providing excellent road access to the wider motorway network. The surrounding area offers an excellent balance of town and country living, with a public footpath nearby providing easy access to countryside walks, and a number of well regarded golf courses close at hand. Gatwick Airport is approximately 14 miles to the north, while the vibrant city of Brighton and the south coast are around 15 miles to the south. The South Downs National Park and Ashdown Forest are also within easy driving distance, offering extensive leisure and outdoor pursuits.







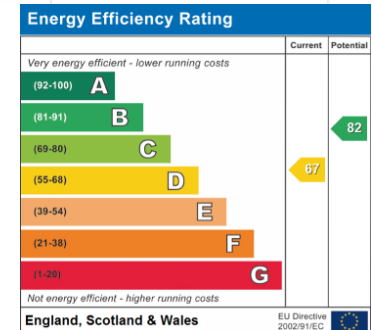
Ground Floor



Floor 1



Approximate total area⁽¹⁾
1741 ft²
161.9 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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