



9 Chillis Wood Road
Haywards Heath, West Sussex. RH16 1JT



Mark Revill & Co

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Price £665,000

This excellent detached house offers bright, spacious and extremely well presented accommodation having the benefit of gas fired central heating. This splendid home incorporates 4 bedrooms, a stylish refitted shower room, a fine double aspect sitting room, separate dining room, a comprehensively refitted kitchen complete with Neff appliances, good size utility room and a downstairs cloakroom. There is a garage approached by a private drive and the delightful secluded rear garden arranged with a raised paved sun terrace and level lawn enjoys a favoured westerly aspect.

Situated in a quiet cul-de-sac in the highly sought after Lucastes area just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several highly regarded schools both state and private in the immediate locality whilst the Dolphin Leisure complex and Sainsbury's superstore are in the immediate vicinity. The town centre offers a wide range of shops, several banks and an array of restaurants, whilst the A23 lies just 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.



GROUND FLOOR

Porch Part glazed panelled front door to:

Hall Good size understairs coats/store cupboard. Radiator. Natural timber boarded floor. Stairs to first floor.

Cloakroom White suite comprising low level wc, pedestal wash hand basin with mixer tap, tiled surround. Radiator. Natural timber boarded floor.

Sitting Room 19'6" x 12' (5.94m x 3.66m) A fine double aspect room with outlook over the front and rear gardens. Handsome Adam style open fireplace with decorative surround, marble insert and hearth. TV aerial point. 2 radiators. Panelled doors to:

Dining Room 12'0" x 9'4" (3.66m x 2.84m) Radiator. Casement door to rear garden.

Kitchen/Breakfast Room 12'8" x 9'4" (3.86m x 2.84m) Comprehensively fitted with an attractive range of shaker style units with laminate work surfaces and upstands complete with Neff appliances comprising inset matching composite bowl and a half sink, adjacent worktops, cupboard, magi-corner, drawers and pan drawers beneath. Integrated **dishwasher**. Fitted brushed steel **4 ring gas hob** with glass splashback and brushed steel extractor hood over. Range of wall cupboards. Larder unit with pull out wire shelving. Built-in brushed steel **electric oven**, drawers under and cupboard over. Integrated **fridge/freezer**. Ceiling downlighters. Window shutters. Radiator. Vinyl flooring. Glazed door to:

Utility Room 12'9" x 5'10" (3.89m x 1.78m) Inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards and drawer under. Plumbing for washing machine. Wall mounted recently installed Worcester gas condensing boiler. Part tiled walls. Radiator. Door to garage. Part glazed door to rear garden.

FIRST FLOOR

Landing Built-in airing cupboard housing pre-insulated hot water tank and slatted shelving. Hatch to loft space.

Bedroom 1 12'0" x 9'4" (3.66m x 2.84m) *plus door recess*. Comprehensively fitted with an excellent range of fitted furniture comprising 2 double wardrobes, double bed recess flanked by bedside units, range of high level cupboards over, dressing table with cupboard and drawers and corner shelved unit. Radiator.

Bedroom 2 12'8" x 9'4" (3.86m x 2.84m) Built-in double wardrobe. Window shutters. Radiator.

Bedroom 3 9'5" x 9'5" (2.87m x 2.87m) *plus door recess*. Built-in double wardrobe. Radiator.

Bedroom 4 8'10" x 7'9" (2.69m x 2.36m) Built-in wardrobe. Radiator.

Shower Room Refitted with a contemporary white suite comprising large glazed shower cubicle with Aqualisa fitment, wash hand basin with mixer tap, low level wc. Shaver point. Ceiling downlighters including extractor fan. Heated chromium ladder towel warmer/radiator. Window shutters. Fully tiled walls. Tiled floor.

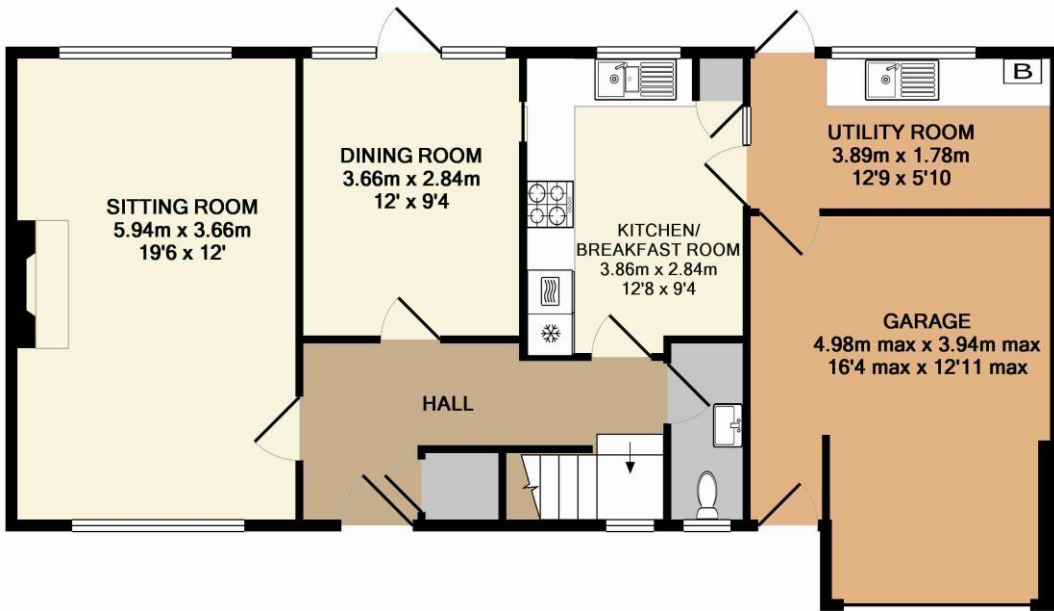
OUTSIDE

Attached Garage 16'4" x 12'11" (4.98m x 3.94m) *narrowing to 8' (2.44m)*. Light and power points. Door to utility area. Door to front entrance. **Own Drive**.

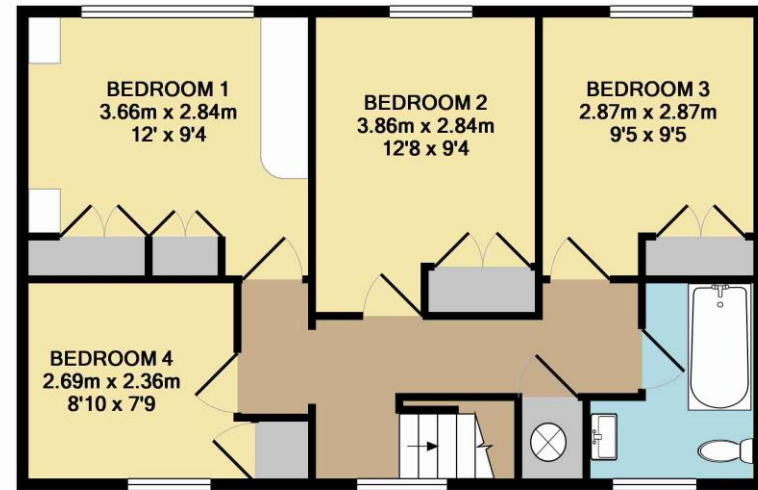
Front Garden Arranged as a two tier lawn with brick and stone retaining wall, evergreen, herbaceous beds with clipped box hedging, climber and several shrubs.

Lovely West Facing Rear Garden Enjoying a most attractive wooded outlook. Arranged with a well kept lawn, raised paved sun terrace, herbaceous borders planted with a variety of established shrubs and plants including palm, laurel and clipped bay tree. The garden is fully enclosed by established conifers to party boundaries and panelled fencing with a screening of mature trees at the rear offering shelter and seclusion.





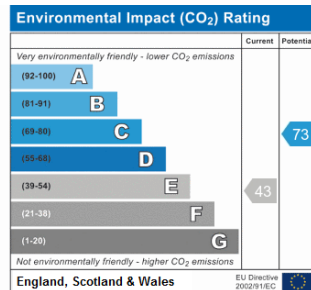
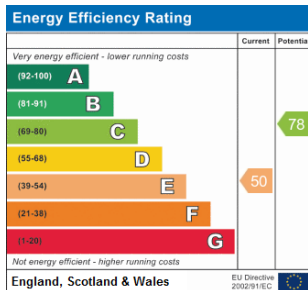
GROUND FLOOR
APPROX. FLOOR
AREA 80.8 SQ.M.
(870 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 55.3 SQ.M.
(595 SQ.FT.)

TOTAL APPROX. FLOOR AREA 136.1 SQ.M. (1465 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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