



**14 Sunnywood Drive**  
Haywards Heath. RH16 4PF



**Mark Revill & Co**



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Guide Price £625,000

This excellent detached family house occupies a much favoured location just a short walk to Haywards Heath town centre. The bright, spacious and well cared for accommodation has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, en suite shower room to the main bedroom, bathroom, downstairs cloakroom, a fine living room, separate dining room and a kitchen/breakfast room complete with appliances. There is an attached double garage approached by a wide private drive and the most attractive rear garden extends to about 40 feet in width and enjoys a favoured westerly aspect.

Situated in this popular established location adjacent to Victoria Park with its tennis courts, children's playground and cafe and just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town also has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.7 miles to the north, the cosmopolitan city of Brighton and the coast is 15 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

**Recessed Porch** uPVC panelled door with tall double glazed screen to:

**Hall** Good size understairs coats/storage cupboard. Radiator. Stairs to first floor.

**Cloakroom** Low level wc and basin with tiled splashback. Double glazed window. Radiator.

**Living Room** 20'2" x 11'10" (6.15m x 3.61m) A fine room with 2 double glazed windows overlooking the front. TV aerial point. 2 radiators.

**Dining Room** 12'1" x 8'5" (3.70m x 2.57m) Serving hatch to kitchen. Large double glazed window and door to rear garden. Radiator.

**Kitchen/Breakfast Room** 12'1" x 11'4" (3.70m x 3.47m) Well fitted with attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped work surface, cupboards and appliance space with plumbing for washing machine under. **Gas cooker.** Matching L shaped worktop, cupboards, drawers and appliance space with **dishwasher** beneath. Range of wall cupboards, further wall unit. Fitted breakfast bar with 3 bar stools. Miele tall **fridge/freezer.** Additional wall cupboards. Wall mounted gas boiler. Double glazed window. Radiator. Part tiled walls. Vinyl flooring. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Hatch with pull down ladder to loft space. Double glazed window on half landing.

**Bedroom 1** 12'10" x 10'1" (3.91m x 3.07m) 2 fitted double wardrobes with central dressing table unit with mirror and strip light and cupboards over. Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising fully tiled shower with Aqualisa fitment, fitted rail with curtain, pedestal basin with tiled splashback, glass shelf and wall cupboard with mirror doors over, close coupled wc. Double glazed window. Radiator.

**Bedroom 2** 11'11" x 9'2" (3.64m x 2.80m) Double glazed window. Radiator.

**Bedroom 3** 10'7" x 8'6" (3.25m x 2.60m) Built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 4** 10'3" x 7' (3.13m x 2.14m) Fitted shelving. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with independent Aqualisa shower over, folding glazed screen, inset basin with cupboard beneath, low level wc with concealed cistern, shelf over. Double glazed window. Radiator. Part tiled walls.

## OUTSIDE

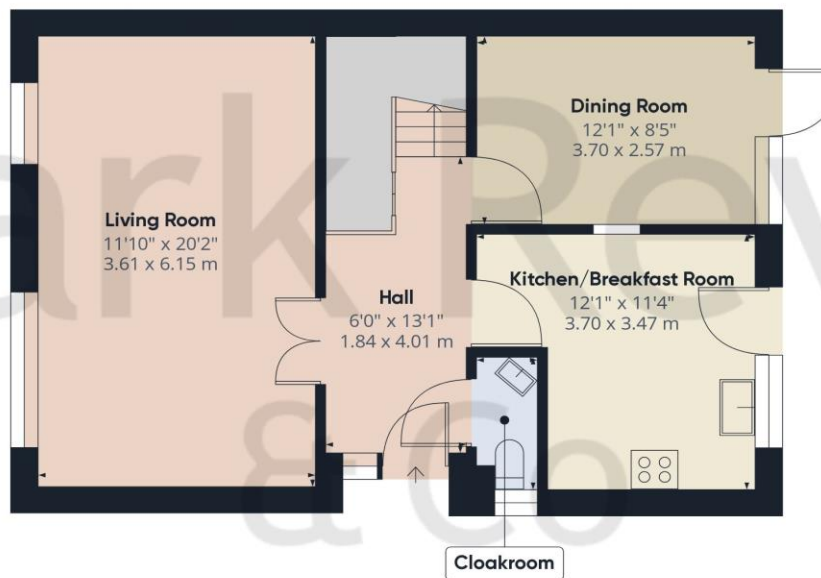
**Attached Garage** 17'9" x 14'11" (5.41m x 4.55m) Electrically operated up and over door. Light and power points. Gas and electric meters, trip switches. Rear door to garden.

### Private Double Width Drive

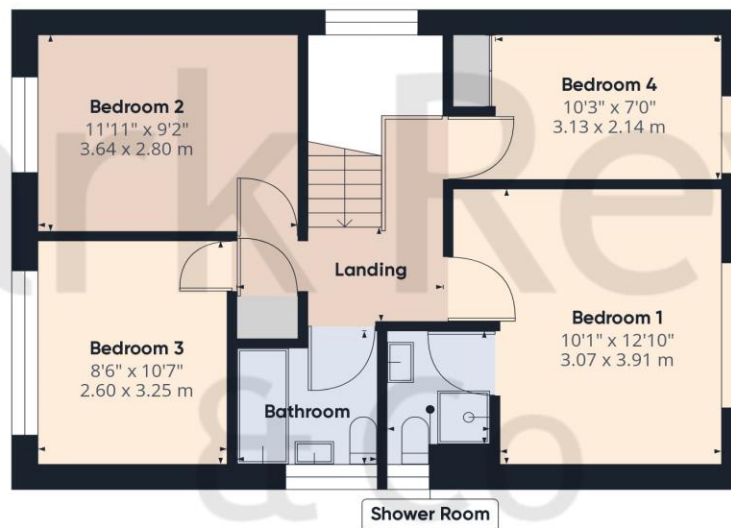
**Front Garden** Neatly laid to lawn with herbaceous border containing a variety of shrubs including choisya, hydrangea, etc.

**Lovely West Facing Rear Garden** About 33 feet (10.06m) in depth x 40 feet (12.19m) in width. Arranged with a concrete and paved sun terrace adjacent to the house opening to a lawn with small wild meadow, herbaceous borders planted with a variety of flowers and shrubs including rhododendron, azalea, peony, bay trees, etc. Water tap and outside sensor light. The garden is fully enclosed by timber fencing with a tall screening to clipped evergreens to the rear boundary offering shelter and seclusion. Paved area to the side.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1161.33 ft<sup>2</sup>  
107.89 m<sup>2</sup>

(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.

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