

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

9 DOWNSVIEW DRIVE, WIVELSFIELD GREEN, WEST SUSSEX, RH17 7RN

ENTRANCE HALL – KITCHEN (NEW IN 2003) - CONSERVATORY (ADDED IN 2003) - LIVING ROOM

THREE GOOD SIZED BEDROOMS – BATH/SHOWER ROOM (RE-FITTED IN 2003)

GAS FIRED CENTRAL HEATING – uPVC FRAMED DOUBLE GLAZING

LONG PRIVATE DRIVEWAY - GARAGE – FRONT GARDEN

WELL ENCLOSED EAST FACING REAR GARDEN



PRICE .. £309,950 .. FREEHOLD

DESCRIPTION

A three bedroom detached bungalow having been completely renovated and updated by the current owners in 2003, situated within this popular residential road. The accommodation includes an entrance hall, a kitchen which was re-fitted in 2003 to include built-in appliances, a large double glazed conservatory added by Cedarbrook in 2003 and a living room with marble fireplace. There are three bedrooms and a bath/shower room, re-fitted in 2003. Benefits include gas fired central heating and uPVC framed double glazed windows. Outside, a long private driveway leads to the 21' x 8'7 garage with side access to the well enclosed rear garden which is mainly laid to patio and lawn.

PROPERTYMISDESCRIPTIONSACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should not: 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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20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431
5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600
The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288
The Green
Newick
East Sussex BN8 4LA

01825 760770
212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377
29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333
39 High Street
Crawley
West Sussex RH10 1BQ

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LOCATION

The property enjoys a pleasant location off Green Road, being near to the village centre and green, with a local convenience store nearby and country inns. Open fields and countryside surround this popular village which is within easy reach of both Haywards Heath and Burgess Hill with their comprehensive shopping facilities, local amenities and mainline railway stations providing frequent train services to London (Haywards Heath to Victoria/London Bridge approximately 47 minutes). Other nearby popular villages include North Chailey, South Chailey, Plumpton Green and Ditchling, all being within a few minutes drive. By road, access to the coast, Gatwick Airport and London can be gained via the A/M23 which conveniently lies within a 20 minute drive to the west at either Bolney or Warninglid.

The accommodation with approximate room measurements comprises:

uPVC door to the

ENTRANCE HALL hatch to loft space with pull down ladder, radiator, airing cupboard housing the combination boiler (new in 2003) with gas meter, coved ceiling.

KITCHEN 11' x 9' re-fitted in 2003, single drainer sink unit with mixer tap and cupboard under, range of further base units with drawers, 2 larder style cupboards and numerous wall mounted eye level cupboards, ample roll top work surfaces with tiled surrounds, built-in stainless steel gas hob with extractor hood over and an adjacent stainless steel double oven with cupboards above and below, space for fridge/freezer, plumbing for dishwasher, window and door to

CONSERVATORY 14'5 x 14' added by Cedarbrook in 2003. A brick base with uPVC framed double glazed windows and casement doors to the rear garden, 2 radiators, power and light, uPVC framed double glazed door to the garage.

LIVING ROOM 16'2 x 12'7 window to the front aspect, electric coal effect fire with a feature marble surround, radiator, t.v. and telephone points, coved ceiling.

BEDROOM 1 12'7 x 11'10 including a range of wardrobes across two walls, window overlooking the rear garden, radiator, coved ceiling.

BEDROOM 2 10'10 x 9' window to the front aspect, radiator, telephone point, coved ceiling.

BEDROOM 3 9'5 x 8' window to the side aspect, radiator, telephone point, coved ceiling.

BATH/SHOWER ROOM re-fitted in 2003. White suite comprising panelled bath, low level w.c., pedestal wash basin and a large *SHOWER CUBICLE* with power shower, fully tiled walls, rack radiator, two frosted windows (one is single glazed), recessed spotlights.

OUTSIDE

Long private **DRIVEWAY** with outside tap leading to the **GARAGE** 21' x 8'7 up and over door, power and light, space for kitchen appliances, plumbing for a washing machine, window, door to conservatory.

FRONT GARDEN laid to lawn with side access.

EAST FACING REAR GARDEN 65' including the conservatory extension x 40'. A paving slab patio abuts the property and leads on to the remainder of the garden which is laid to lawn with borders. Further hardstanding to the rear of the garden. Apple trees, timber shed, summerhouse, outside tap. The whole is enclosed by panelled fencing.

COUNCIL TAX: Band D (2007/08 = £1,345.13)

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