Individually designed and conveniently positioned

Coppice Way, Haywards Heath, West Sussex, RH16

£782,500 Freehold

savills

Entrance hall • sitting room • study • kitchen/dining room
• utility room • office with kitchenette • 6 bedrooms (2 en suite)
• bathroom • timber framed summer house • garden with pond
• off street parking • EPC rating B

Local Information

Situated on a private close on the south side of Haywards Heath town centre, within good reach of Victoria Park and the station. Haywards Heath offers a variety of restaurants, wine bars, high street shops and supermarkets. Comprehensive Shopping: Brighton and Crawley. Mainline rail service, about one mile walking distance, Haywards Heath to London Bridge/Victoria (timetable journey from 42 minutes).

Schools: There is an excellent range of schools in the area.

About this property

A spacious and well-presented house completed for the current owners in 2005, Wiston is an individually designed detached house with brick and tile hung elevations.

The property has the benefit of double glazed sash windows and good ceiling heights; the property is ideally suited to family life with a large kitchen/dining room with bi-fold doors opening to the rear garden and terrace, creating a fantastic space for entertaining, which is complemented by a separate sitting room with fitted gas fire.

To the front of the house is a study, and the house also has the benefit of an office served by a kitchenette.

On the first floor are four good sized bedrooms, all with either built-in wardrobes or eaves storage; two are en suite. A bathroom completes the first floor;

there are two further bedrooms situated on the second floor. Outside, there is a paved terrace adjoining the house with a large raised pond as a charming focal point. Beyond lies the lawn, with well-stocked borders either side. At the end of the garden is a timber garden store and a summer house.

To the front, a block paved drive provides off street parking; the house is partially screened from the road by mature shrubs and trees.

Agent's Note

Coppice Way is a private cul-de-sac owned by Wiston, over which the other properties in the close have access rights. Each property contributes annually towards maintenance.

Local Authority Mid Sussex District Council. Tax band G

Energy Performance EPC Rating = B

Viewing All viewings are strictly by prior arrangement through Savills Haywards Heath 01444 446 000.

Directions From the A272 take the B2272 east into Haywards Heath, passing Victoria Park on the right turn right into Haywards Road; take the second right into Park Road and keep left onto Wood Ride. Coppice is Way is on the right just before the junction with Ashenground Road. Wiston is the first house on the right.
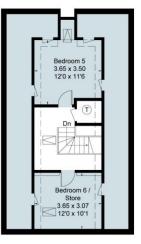
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Approximate Area = 263.3 sq m / 2834 sq ft
(Excluding Eaves)
Summer House = 28.0 sq m / 301 sq ft
Total = 291.3 sq m / 3135 sq ft
Including Limited Use Area (12.6 sq m / 136 sq ft)
For identification only. Not to scale.
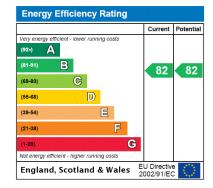© Fourwalls Group

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Summer House
5.80 x 4.83
19'0 x 15'10

(Not Shown In Actual Location / Orientation)

Ground Floor

Kitchen /
Dining Room
6.33 x 5.47
20'9 x 17'11

= Reduced head height below 1.5m

Utility

Office
5.15 x 2.67
16'11 x 8'9

Kitchenette
3.91 x 1.56
12'10 x 5'1

Study
2.85 x 2.28
9'4 x 7'6

Sitting Room
7.01 x 3.61
23'0 x 11'10

Up

IN

First Floor

Bedroom 2
4.39 x 3.24
14'5 x 10'8

Bedroom 3
4.41 x 3.23
14'6 x 10'7

Dn

Up

Eaves

Eaves

Bedroom 1
4.40 x 4.26
14'5 x 14'0

Bedroom 4
4.00 x 3.62
13'1 x 11'11

Dn

Eaves

Eaves

Second Floor

Bedroom 5
3.65 x 3.50
12'0 x 11'6

T

Dn

Bedroom 6 /
Store
3.65 x 3.07
12'0 x 10'1

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

82 82

England, Scotland & Wales EU Directive
2002/91/EC

recycle