



# Spacious detached house in a private close

**North Heath, Carmelstead Close, Haywards Heath, West Sussex, RH16 3AT**

Freehold





Reception hall • Drawing room • Dining room  
 • Kitchen/breakfast room • Conservatory • Games room/office  
 • Utility room • Cloakroom • Principal suite: bedroom, dressing room, shower room • 4 further bedrooms (1 en suite) • Bathroom • Garaging • Garden • About a fifth of an acre • EPC rating C • An additional parcel of land, about 0.24 of an acre, is available by separate negotiation

#### About this property

North Heath is a substantial detached family home, offering generous and well-proportioned accommodation arranged over three floors.

The property is beautifully presented, with neutral décor, high ceilings and living space that is well-suited to family life. On the ground floor are two reception rooms and an open plan kitchen/breakfast/conservatory with additional utility room and cloakroom. The superb principal bedroom suite, comprising bedroom, dressing room and shower room, is complemented by four further generous bedrooms (one with en suite shower room) and a family bathroom. The entire second floor comprises an impressive 27 foot games room or office, ideal for teenagers or for home working.

Outside, the property is approached from the private close's turning circle, which opens to the off street parking ahead of the garaging. The double garage has an electrically operated up and over door, and a courtesy door to the rear garden.

North Heath is well-screened by mature trees and coniferous hedging at its rear and side boundaries, and adjoins woodland to the north. The garden has been landscaped and offers two patio areas, with a good sized lawn and a path surrounding the house. In all, about 0.21 of an acre.

An additional parcel of land, about 0.24 of an acre, is available by separate negotiation.

#### Agent's Notes

There is a right of access over North Heath for the owner of neighbouring woodland.



### Local Information

North Heath is situated in a tucked away location adjoining woodland, at the end of a private close to the south east of Haywards Heath town centre, conveniently positioned for local amenities and approximately one mile from the mainline station.

Haywards Heath is a thriving town in the heart of Mid Sussex, surrounded by beautiful countryside and situated to the north of the South Downs National Park. Haywards Heath has a good range of shops, restaurants and a leisure centre, meeting day to day needs; comprehensive shopping and entertainment is found at Lewes (11 miles), Brighton (14 miles) and Crawley (14 miles).

Sussex offers a wealth of leisure and cultural activities, with sailing at Ardingly, golf across West and East Sussex, and the renowned Opera House at Glyndebourne. There are many footpaths and bridle paths across the South Downs and surrounding countryside, as well as riding on Ashdown Forest by permit.

Spa and country house hotels include Alexander House, Ashdown Park, Gravetye Manor and Ockenden Manor. The County Town of Lewes and the City of Brighton and Hove offer theatres, cinemas, shopping and restaurants, and there is the world-renowned Opera House at Glyndebourne.

The area offers excellent transport links; Haywards Heath mainline rail station offers regular services to London

Bridge/Victoria, journey time from 42 minutes.

To the west, the A272 joins with the A23/M23. Gatwick airport 14.7 miles, M25 (junction 7) 26 miles; central London 45 miles.

There are many highly regarded state and private schools in the local area including St Wilfrid's CEP school, Northlands Wood Primary Academy, Oathall Community College, Cumnor House, Great Walstead, Hurstpierpoint College and Ardingly College.

### Directions

From Haywards Heath town centre take the B2272 east; at the Princess Royal roundabout take the first exit into Frankton Avenue and then take the immediate left into Carmelstead Close. North Heath is the third property in the close.

### Services

Gas fired central heating. Mains water and electricity. Shared private drainage (Biotech).

### Outgoings

Mid Sussex District Council, 01444 458166. Council tax band G. Shared costs of private drainage.

### Energy Performance

A copy of the full energy performance certificate is available on request.

### Viewing


Strictly by prior arrangement through Savills Haywards Heath on 01444 446 000.





**North Heath, Haywards Heath**  
**Gross internal area (approx)** 280.4 sq m/ 3,018 sq ft  
**Garage** 29.0 sq m/ 312 sq ft  
**Total** 309.4 sq m/ 3,330 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210112JRCK. Photographs taken: January 2021.

