



68 Haywards Road  
Haywards Heath, RH16 4JB



Mark Revill & Co



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Guide Price £550,000

This attractive traditionally built semi-detached house constructed about 60 years ago with a latter extension occupies a highly desirable central location and enjoys a delightful 80 foot west facing rear garden. The house is in need of modernisation and redecoration and offers an excellent opportunity for those who wish to remodel and renovate to their own specification. The house has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, bathroom, a fine sitting room, a good size living/dining room, separate family room and a kitchen. There is an integral garage approached by a private block paved drive and the rear garden is planted with an abundance of fruit trees and includes a good size greenhouse

Situated in this sought after mature central location just a short walk to Victoria Park with its tennis courts and the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline station providing 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 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 13.4 miles to the north and the cosmopolitan city of Brighton and the coast is 14.4 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

**Hall** uPVC double glazed panelled front door. Good size understairs coats/storage cupboard housing gas meter. Radiator. Wood effect laminate flooring.

**Cloakroom** Low level wc and basin with splashback, glass shelf and mirror over. Wood effect laminate flooring.

**Sitting Room** 15'11" x 11'10" (4.85m x 3.61m) TV aerial point. Large double picture window to front. 4 wall light points. 2 radiators.

**Family Room** 11'9" x 8'9" (3.58m x 2.67m) Serving hatch to kitchen. Double glazed window. Radiator. Glazed door to kitchen/dining area.

**Kitchen** 11'7" x 6'11" (3.53m x 2.11m) Stainless steel sink with mixer tap, adjacent work surface, cupboards and drawers under. Space for cooker with gas point. Range of wall cupboards. Wall mounted Ideal gas boiler. Further work surface, cupboards and drawers under, further wall cupboards. Built-in tall shelved larder, cupboard over. Archway to:

**Dining/Living Room** 14'11" x 10'7" (4.55m x 3.23m) Double aspect. Raised polished stone hearth with fitted live flame coal effect gas fire. TV aerial point. Telephone point. 2 double glazed windows. Radiator. Italian marble chip tiled floor. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Hatch to loft space. Good size built-in storage cupboard. Built-in slatted shelved airing cupboard housing lagged hot water cylinder. Double glazed window. Radiator.

**Bedroom 1** 15'11" x 11'10" (4.85m x 3.61m) Large fitted double wardrobe with cupboard over. Double glazed window. Radiator.

**Bedroom 2** 13'8" x 9'4" (4.17m x 2.84m) Double aspect. Built-in wardrobe with cupboard over. 2 double glazed windows. Radiator.

**Bedroom 3** 8'6" x 8'3" (2.59m x 2.51m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with traditional mixer tap and telephone style shower attachment, pedestal basin, low level wc. Electric wall heater. Heated chromium towel warmer. Double glazed window. Fully tiled walls. Vinyl flooring.

## OUTSIDE

**Integral Garage** 16' x 9'1" (4.88m x 2.77m) Double doors. Light and power points. Plumbing for washing machine. Electric meters. Rear door.

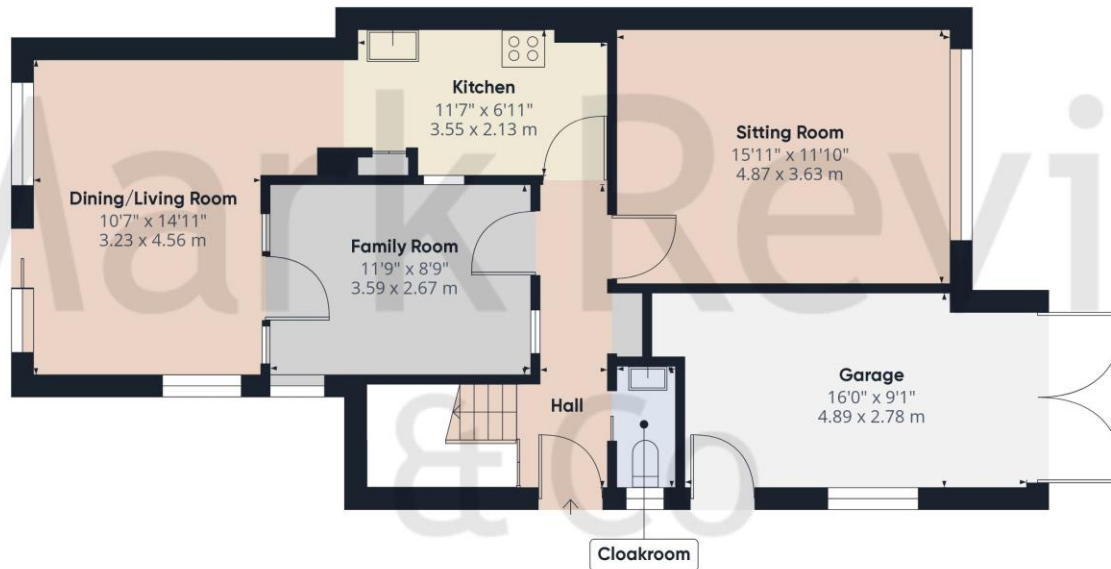
**Private Drive** Block paved. Wrought iron entrance gates.

**Front Garden** Laid to lawn. Brick arch and wrought iron gate to:

**Attractive West Facing Rear Garden** About 80 feet (24.38m) in length. Arranged with a large paved sun terrace with brick flower planters. Herbaceous beds, kitchen and fruit garden planted with fig, pear, apple, plum and cherry tree. **Greenhouse. Garden store.** The garden is fully enclosed with timber fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approximate total area<sup>(1)</sup>

1369.03 ft<sup>2</sup>

127.19 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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Floor 1

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 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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