



**29 Haywards Road**  
Haywards Heath, RH16 4HX



## 29 Haywards Road Haywards Heath, RH16 4HX

£725,000

This most attractive bay fronted semi detached Victorian house of character has been thoughtfully extended to create extremely spacious and well designed family accommodation arranged over 3 floors. This excellent home has the benefit of gas central heating and the majority is double glazed (many sash windows) yet retains many original features including a fine staircase with decorative natural wood balustrade, some natural timber floors and several decorative fireplaces. The property comprises: 4 double bedrooms including a top floor main bedroom with en suite shower room, family bathroom, downstairs cloakroom, sitting and dining room and an extremely spacious and well fitted kitchen/breakfast room complete with appliances plus utility area. There is an attached garage approached by a private block paved drive offering parking for 2 vehicles and the attractive mature rear garden extends to about 74 feet in length plus a 28 foot deep courtyard arranged with a wide paved sun terrace, lawn and borders planted with a wide variety of established shrubs and specimen trees.

Situated in this much sought after established location just a short walk to the town centre with its wide range of shops including The Broadway with its array of restaurants and Victoria Park with its tennis courts. Also close at hand is 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 also offers 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 13.6 miles to the north and the cosmopolitan city of Brighton and the coast is 15.3 miles to the south, whilst the South Downs National and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Recessed Porch** Part glazed panelled front door to:

**Spacious Hall** Handsome staircase with natural wood decorative balustrade to first floor. Natural timber floor.

**Cloakroom** Low level wc and wash hand basin. Extractor fan. Tiled floor.

**Sitting and Dining Room** Natural timber floor.

**Sitting Room** 14'4" x 11'2" (4.37m x 3.40m) Wide double glazed sash bay window to front. Feature period style working fireplace with timber surround and slate tiled hearth. TV aerial point. Radiator. Natural timber floor.

**Dining Room** 12'3" x 9'7" (3.73m x 2.92m) Attractive fireplace with timber surround and tiled hearth, recessed cupboard with open shelving on either side of chimney breast. Double glazed sash window. Radiator.

**Kitchen/Breakfast Room** 15'8" x 15'11" (4.78m x 4.85m) Comprehensively fitted with an attractive range of units with timber work surfaces comprising deep enamel butlers sink, adjacent worktop, cupboards, drawers and integrated **dishwasher** beneath. Smeg brushed steel **range cooker** with double oven, 6 ring gas hob, brushed steel splashback and extractor hood over. Matching L shaped worktop, cupboards, drawers and integrated **washing machine** under. Further base unit. Range of wall cupboards. Wall mounted Worcester gas boiler. 2 double glazed windows (one sash). Ceiling skylight. Radiator. Ceiling downlighters. Double glazed casement doors to rear garden.

**Utility Area** 12'5" x 9'11" (3.78m x 3.02m) Excellent range of tall shelved storage cupboards, central worktop with cupboards, drawers and appliance space under, glazed cabinets over. Double glazed sash window. Ceiling downlighters. Radiator. Half glazed door to outside.

## FIRST FLOOR

**Split Level Landing** Handsome natural timber balustrade. Stairs to top floor.

**Bedroom 2** 16'7" x 12'4" (5.05m x 3.76m) Most attractive cast iron period fireplace with slate hearth. Open shelving on either side of chimney breast. TV aerial point. Wide double glazed sash bay window, further double glazed window. 2 radiators.

**Bedroom 3** 12'4" x 9'6" (3.76m x 2.90m) Double glazed sash window. Radiator.

**Bedroom 4** 10' x 7'8" (3.05m x 2.34m) Double glazed sash window. Radiator.

**Bathroom** White suite comprising bath with independent shower over glazed screen, pedestal basin, close coupled wc. Extractor fan. Heated chromium ladder towel warmer/radiator. Walls half tiled, fully tiled around bath. Sash window. Tiled floor.

## TOP FLOOR

**Landing** Door to eaves storage. Double glazed window.

**Bedroom 1** 15'4" x 14'10" (4.67m x 4.52m) 2 TV aerial points. 2 double glazed windows. Radiator. Ceiling downlighters.

**En Suite Shower Room** White suite comprising fully tiled glazed shower cubicle with overhead fitment, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled floor.

## OUTSIDE

**Attached Garage** 18'9" x 8'7" (5.72m x 2.62m) Up and over door. Rear door to garden.

**Private Driveway** Block paved offering parking for 2 vehicles.

**Delightful Rear Garden** About 74 feet (22.56m) in length plus a 28 foot (8.53m) paved courtyard with water tap and adjacent shrub. Arranged with a paved sun terrace adjacent to the house with shallow steps to a level lawn with mature herbaceous borders planted with an abundance of established shrubs and small trees including cherry and apple trees, laburnham, hawthorn, clematis. The garden is fully enclosed by timber fencing and screened by mature shrubs offering the garden shelter and seclusion.

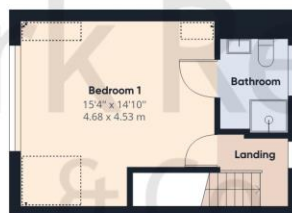




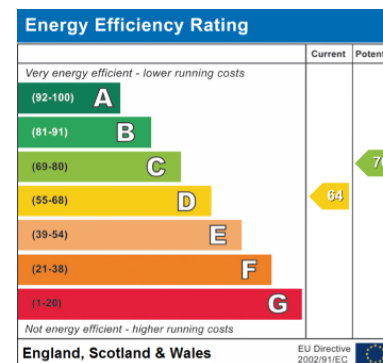
Ground Floor



Floor 1



Floor 2



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

1781.99 ft<sup>2</sup>  
165.55 m<sup>2</sup>

Reduced headroom

28.22 ft<sup>2</sup>  
2.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

