



42 Boston Road
Haywards Heath. RH16 3PX

■ ■ ■ Mark Revill & Co

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Guide Price £300,000

This traditionally built terraced house offers bright and spacious accommodation which is in need of modernisation and redecoration and offers an excellent opportunity to those who wish to remodel and refurbish to their own specification. The house has the benefit of gas central heating, double glazing and cavity wall insulation and incorporates 3 good size bedrooms, shower room, separate wc, living room and a good size kitchen/diner. There is potential for off road parking to the front subject to obtaining the usual planning consents and the house also enjoys a south facing rear garden extending to 53 feet in length arranged mainly as lawn with a useful brick outhouse.

Situated in this popular established location close to a local parade of shops and within a short walk to several well regarded schools catering for all age groups. Haywards Heath town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath also has a modern leisure centre, several parks,



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 14 miles to the north, the cosmopolitan city of Brighton and the coast is 15.3 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Hall Double glazed front door . Electric meter cupboard. Wall mounted gas boiler. Radiator. Stairs to first floor.

Living Room 13'8" x 12'10" (4.18m x 3.92m) Tiled fireplace and hearth, fitted gas fire. TV aerial point. Double glazed window. Radiator.

Kitchen/Diner 14'11" x 9' (4.56m x 2.75m) Stainless steel single sink, cupboards and drawer under, adjacent worktop with shelving under. Long fitted worktop, cupboards and plumbing for washing machine under. Wall cupboard. Further wall cupboards. Built-in shelved larder. Good size understairs shelved cupboard. Double glazed window. Radiator. Vinyl flooring. Double glazed door to:

Rear Porch Walk-in outside storage cupboard.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 12'11" x 11'10" (3.95m x 3.63m) Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder with immersion heater. Telephone point. Double glazed window. Radiator.

Bedroom 2 10'2" x 10'1" (3.11m x 3.09m) Built-in wardrobe with shelf and hanging rail. Double glazed window. Radiator.

Bedroom 3 9'8" x 8'11" (2.95m x 2.72m) Double glazed window. Radiator.

Shower Room Glazed shower with Triton fitment, basin. Electric wall heater. Double glazed window. Radiator. 3 walls fully tiled.

Separate wc Close coupled suite. Double glazed window.

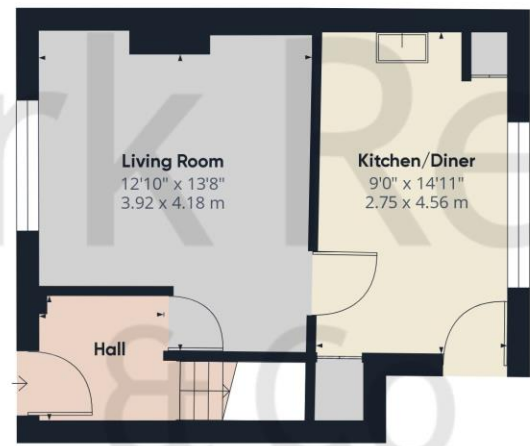
OUTSIDE

Front Garden Laid to lawn with stone filled borders on two sides, concrete path, central hydrangea. Timber fencing to two sides. Side access to rear gate.

Potential Off Road Parking Subject to obtaining the usual planning consents.

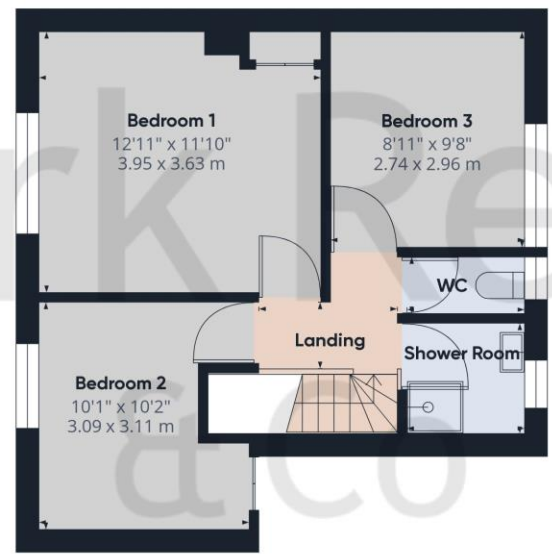
Attractive South Facing Rear Garden About 53 feet in length. Arranged mainly as lawn with central concrete path, flower and shrub beds, central lilac bush. Compost area to the far end. Good size brick built store. Outside water tap. Gas meter box.





Ground Floor

Approximate total area⁽¹⁾
778.03 ft²
72.28 m²



Floor 1

(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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