



10 Gower Road
Haywards Heath, RH16 4PJ

■ ■ ■ Mark Reville & Co

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Offers in Excess of £525,000 Freehold

This delightful Victorian semi detached house has been sympathetically updated by the current owners to create a charming living space. The accommodation on the ground floor incorporates; a sitting room to the front with bay window and open fireplace, a dining room complete with new eco log burner set in fireplace surround and flanked by built in cabinetry, character kitchen with painted solid wood cupboards and quarry tiled floors, a useful utility space and wc. On the first floor there is the family bathroom complete with cast iron bath and separate shower, 2 good sized bedrooms with double glazed wooden sash windows (remainder of warranty remaining) and fireplaces and on the second floor there is another bedroom with large Velux window and eaves storage. The modifications the owners have made include a cosmetic overhaul including everything being professionally painted and the floors sanded in the bathroom and open plan area downstairs, recarpeted and new decking and turf. Outside, there is a block paved parking space to the front and the South West facing rear garden comprises a large decked area with a tiered level lawn with established shrub borders.

Situated in this central location adjacent to South Road and close to The Orchards shopping thoroughfare and within walking distance of the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Victoria Park with its tennis courts is close at hand and the town has a modern leisure centre, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.6 miles to the north, the cosmopolitan city of Brighton and the south coast is 14.2 miles to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking

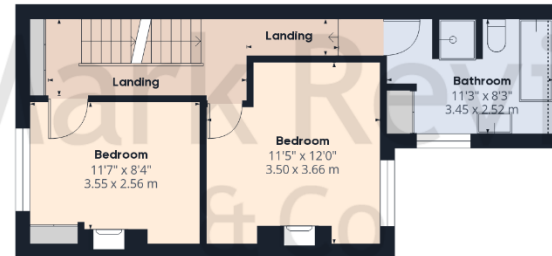
New decking and turf (2024)
Neff induction hob and Bosch oven (2023)
Additional loft storage above bathroom as well as in eaves of loft room.



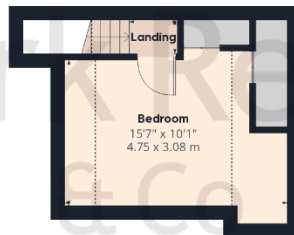




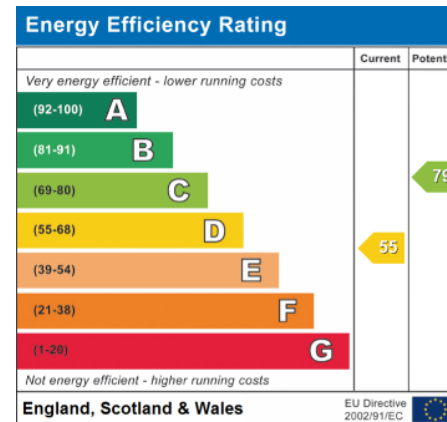
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1089.54 ft²

101.22 m²

Reduced headroom

63.46 ft²

5.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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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