



31 Haywards Heath
Haywards Heath, RH16 4HX

■ ■ ■ Mark Reville & Co

31 Haywards Road Haywards Heath, RH16 4HX Guide £700,000 - £725,000 Freehold

This elegant five bedroom Victorian semi detached family home is situated in a highly sought after central location, offering a harmonious blend of period charm and modern convenience. Boasting high ceilings, bay windows and original fireplaces, the property exudes character throughout. The well-arranged and versatile living space includes a generous entrance hall, a sitting room with a bay window and open fireplace, a separate dining/family room and a well-appointed country style kitchen/breakfast room. The kitchen provides access to a rear lobby/utility area and leads into a double aspect conservatory equipped with air conditioning and patio doors opening onto the rear garden. A convenient downstairs cloakroom completes the ground floor. The first floor comprises three well-proportioned bedrooms with original fireplaces, a study and a family bathroom. Stairs from the landing ascend to an impressive second floor double aspect principal bedroom with bespoke fitted wardrobes and a shower room. Additional benefits include gas central heating and a private driveway. Externally, a side access path leads to a beautifully landscaped east facing rear garden offering privacy and seclusion. The garden features a patio, a covered seating area, a summerhouse, and a timber shed. A winding footpath meanders through the lawn, creating a tranquil and secluded outdoor space. This characterful Victorian home presents a rare opportunity to acquire a spacious and versatile property in a desirable location, combining period features with modern living.

Situated in this sought after mature and central location near to Victoria Park with its tennis courts and just a short walk to 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 about 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. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.







Approximate total area⁽¹⁾

1604 ft²

149.1 m²

Reduced headroom

67 ft²

6.3 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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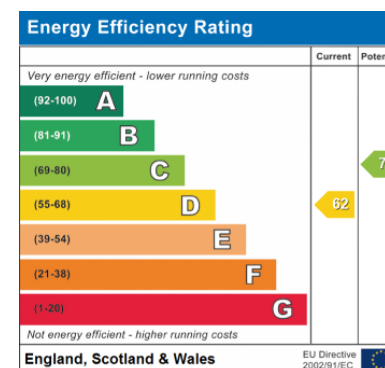
Ground Floor



Floor 1



Floor 2



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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