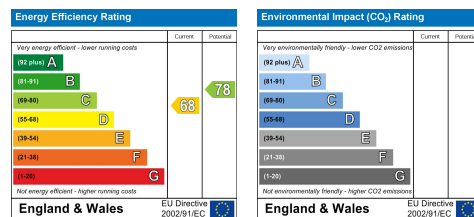


TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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47 Edward Road, Haywards Heath, West Sussex, RH16 4QJ

Guide Price £525,000 Freehold

47 Edward Road, Haywards Heath, West Sussex, RH16 4QJ

What we like...

- * Attractive bay fronted character home in pristine order.
- * Superb kitchen/diner with vaulted ceiling and doors to garden.
- * Wider than average plot garden, extending to 80ft.
- * Garage, utility and ground floor shower room.
- * No chain means a swift move is possible.

Guide Price £525,000 - £550,000

The Home...

This delightful bay-fronted character semi-detached home enjoys a convenient, central and peaceful position on the popular Edward Road in central Haywards Heath and is offered to the market in pristine order throughout with recent redecoration, new carpets and solid oak flooring – creating a neutral blank canvas for an incoming buyer.

The home sits on a wider than average plot and has been extended to the side and rear to offer larger accommodation that is ideal for entertaining and modern family life.

The through sitting room extends to 23ft and is an inviting space with bay window and wood burner that offers a natural focal point on a chilly winter's evening.

Across the rear is an exceptional kitchen/diner with vaulted ceiling and French doors that open on to the garden – perfect for inside/outside living during the summer. The four large skylights flood the space with daylight whilst the kitchen itself offers sleek black gloss units, great storage space and a range of appliances including electric Range cooker, American fridge/freezer and dishwasher.

The separate utility hides away the noisier washing machine and tumble dryer. The ground floor also has a very handy cloak/shower room.

Off the hall you also have direct access to the 18ft garage, which has an electric roller door, sink, boiler and doors that open to the garden.

On the first floor you have two generous double bedrooms, single third bedroom and a modern shower room. The main bedroom has extensive fitted wardrobes and bay window.

For those requiring more bedroom space, the large loft space is ripe for conversion (STPP) and we're told the garage footings will support a first floor extension. Many neighbouring homes have undertaken such works. The home has gas fired central heating with Hive system recently serviced boiler, is fully double glazed and for those who work from home or like to stream you have Ultrafast broadband available.



Step Outside...

Outside, you have a superb garden that extends to approximately 80ft in length. The large paved terrace sits immediately adjacent to the house and is perfect for a barbecue with friends & family. A step leads up to the large expanse of lawn, which is ideal for children to play. There are two garden sheds, external power points & lighting and some pretty planting.

To the front you have a block paved driveway for three cars.

The Location...

Edward Road is an established residential close conveniently located a half-mile from the town centre, with its range of extensive shopping facilities at 'The Orchards'. Haywards Heath's mainline station is 1.5 miles distant and provides fast and regular commuter services to London (Victoria/London Bridge in roughly 47 minutes), Brighton and Gatwick International Airport. The Broadway is the towns 'social centre' with a range of bars, restaurants and cafes including Cote Brasserie, Cafe Rouge, Pizza Express, Orange Square, IdleWild and Lockhart Tavern. The town offers well regarded primary and secondary schools as well as two superstores in the form of Sainsburys and Waitrose. To the west of the town the A23(M) provides road access to surrounding towns and cities whilst to the east, the A272 leads to Uckfield & Lewes.

The Finer Details...

Tenure: Freehold

Title Number: WSX257753

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband Speed: Ultrafast 1139 Mbps

Plot Size: 0.09 acres

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally before proceeding.

