



4 Gower Road, Haywards Heath, West Sussex RH16 4PJ

Guide Price £575,000 – £600,000

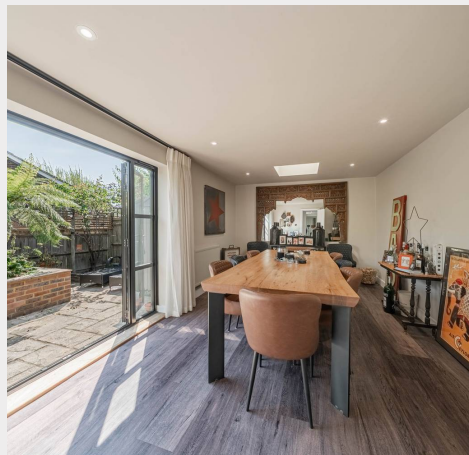


**MANSELL
McTAGGART**
Trusted since 1947



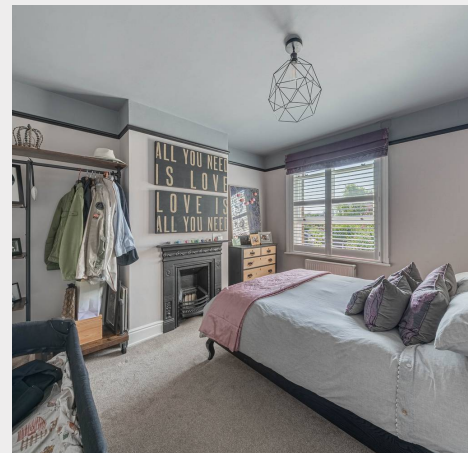
A fine example of a semi-detached Victorian villa in this central location to the town centre and Victoria Park, with an enormous, extended ground floor living area with the benefit of private driveway parking for 2-3 cars and a small easy to maintain courtyard garden within a 0.8 mile walk of the railway station. Offered for sale in immaculate order throughout.

- Beautiful Victorian semi-detached villa
- Full of character features throughout
- New UPVC/ sash style double glazed windows
- Re-fitted family bathroom - New gas boiler
- Significantly extended ground floor living area
- Modern kitchen with granite tops & appliances
- 3 bedrooms
- Potential to create a top floor master suite (STPP)
- Private driveway parking for 2-3 cars
- Small fully enclosed courtyard garden
- 2-3 min walk to Victoria Park & shops
- 0.8 mile walk to the railway station
- Easy reach of several schools
- EPC rating: C - Council Tax Band: D

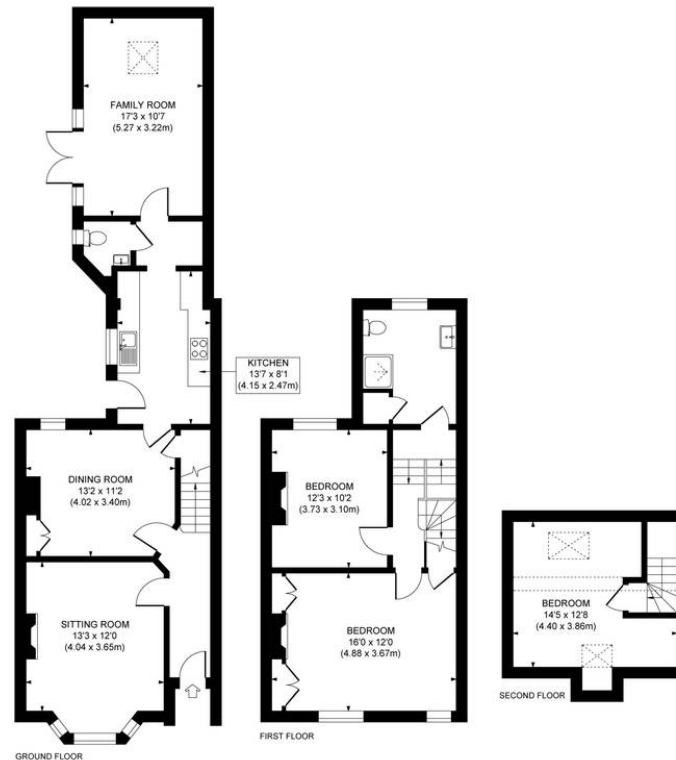


The house is situated at the western end of Gower Road within a 3 minute walk of the glorious Victoria Park and main shopping area of South Road. The Orchard Shopping Centre and Broadway are a few minutes further on where there is an extensive range of restaurants, cafés and bars. The railway station is 0.8 miles distant and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and the south coast at Brighton in 20 mins. There are several schools within walking distance including St Wilfrid's, St Joseph's RC Primary and the Warden Park Primary Academy School. Oathall Community College with its farm in Lindfield is the closest school however some children go to Warden Park Secondary Academy school in Cuckfield.

Distances (approx miles on foot/car/train) Primary Schools: St Wilfrid's (0.5) St Joseph's RC (0.3) Warden Park Junior Academy (0.5) Secondary Schools: Oathall Community College (1.3) Warden Park Secondary Academy (2.0) St Paul's RC in Burgess Hill (5.9) Haywards Heath 6th Form College (1.2) Railway Station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Gatwick airport (14) Brighton seafront (14) A23 – Bolney (6)



Approximate Gross Internal Area
1,413 sq. ft / 131.30 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.