

20 College Road

Haywards Heath, RH16 1QN

Mark Revill & Co

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Offers in Excess of £475,000 Freehold

An impressive three bedroom Victorian semi detached home, beautifully maintained and significantly improved by the current owners, offering excellent potential for a ground floor extension or loft conversion (subject to the usual consents). The well arranged accommodation includes a bright front sitting room with bay window and feature open fireplace, while to the rear a separate dining/family room provides a versatile space for both everyday living and entertaining, complete with useful understairs storage. Steps lead down to a well appointed kitchen with direct access to the garden. Upstairs are three well proportioned bedrooms and a family bathroom fitted with a white suite. Further benefits include gas central heating, uPVC double glazing throughout, and off road parking to the front for up to two vehicles. As seen with neighbouring properties, the house offers clear scope for enlargement to the rear and into the loft (subject to planning permission), making this an excellent opportunity to acquire a charming home with further potential. Externally, the property enjoys a generous south facing rear garden extending to approximately 120 feet, offering a high degree of privacy and seclusion. The garden features raised sun decking, areas of lawn, a detached timber summerhouse/home office, and a substantial timber store/workshop positioned at the rear.

Ideally situated within a highly regarded mature residential area, the property is just a short walk from Haywards Heath railway station, providing fast and frequent services to London Victoria and London Bridge (approximately 42-45 minutes). Excellent local schooling for all age groups is nearby, along with Waitrose and Sainsbury's superstores, the Dolphin Leisure Centre, and Haywards Heath town Centre with its wide range of shops, restaurants and bars along The Broadway. The A23 is approximately five miles to the west, giving convenient access to the motorway network, while Gatwick Airport, Brighton, the South Downs National Park, and Ashdown Forest are all within easy reach.








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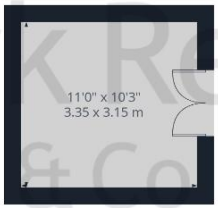

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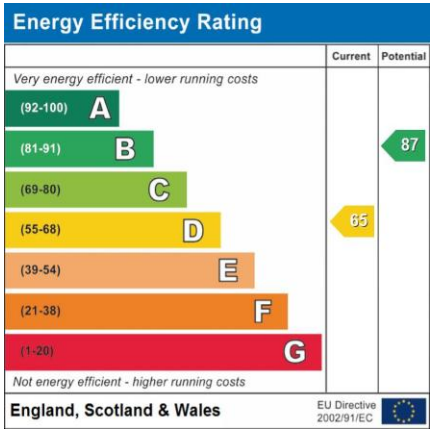
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area(1)

904 ft²

83.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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