



74 Edward Road
Haywards Heath, RH16 4QF

 **Mark Reville & Co**

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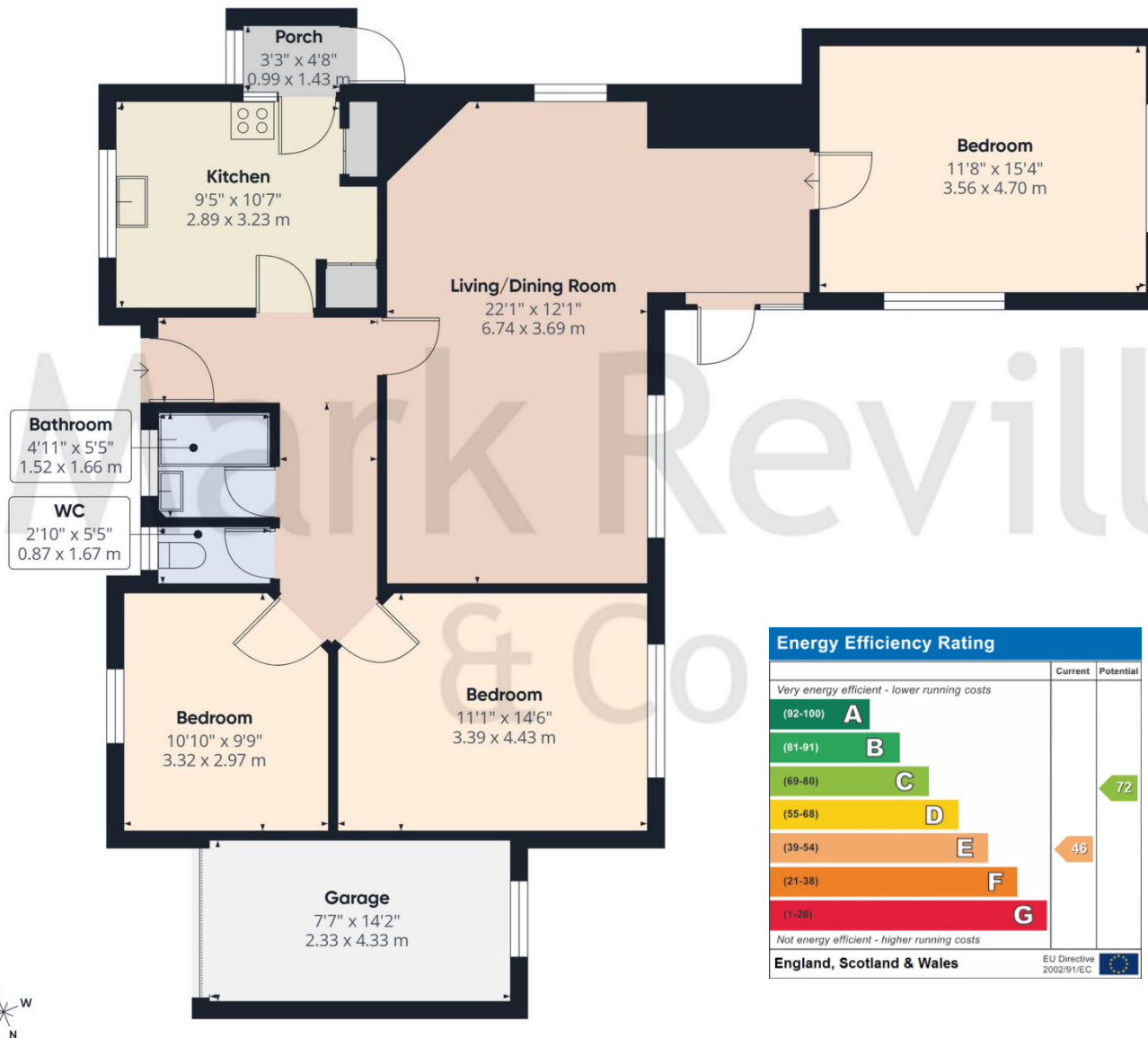
Guide Price £500,000 Freehold

An excellent opportunity to acquire this well loved three bedroom detached bungalow offering **considerable scope to modernise, extend, and/or convert the existing loft space**. The property has been in the same ownership for 35 years and generous and versatile accommodation, complemented by beautifully maintained large gardens. The property features a welcoming layout comprising a kitchen with adjoining side porch, two well-proportioned bedrooms, a bathroom, and a separate WC accessed from the hallway. To the rear, a spacious L-shaped living/dining room provides an excellent entertaining space and enjoys Direct access to the garden. A further large rear room offers flexibility and could be used as a third bedroom or an additional reception room, depending on individual needs. Outside, the delightful gardens are a particular highlight, being thoughtfully maintained and well stocked. They are predominantly laid to lawn with established flower borders, vegetable patches, a composting area and three useful sheds. To the front of the property, there is off-road parking, an attached garage, and attractively tiered planting. Ideal purchase for families looking for a long-term purchase in a highly convenient and popular residential road. Early viewing is highly recommended to fully appreciate the space, flexibility, and charm this long-owned home has to offer.

Situated in this popular established location just a short walk to a Sainsbury's Local and to Princess Royal Hospital. The town centre is within easy reach offering a wide range of shops, The Broadway with its array of restaurants, the Dolphin Leisure centre, Waitrose and Sainsbury's superstores and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within a short drive offering a beautiful venue for countryside walking.

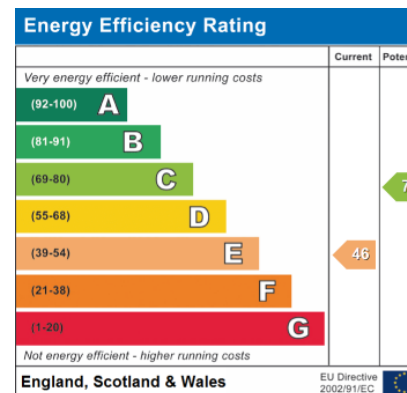






Approximate total area⁽¹⁾

1131 ft²
105.2 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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