



65 Gower Road
Haywards Heath, RH16 4PW

■ ■ ■ Mark Reville & Co

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Guide Price £450,000 Freehold

This charming Victorian semi detached home perfectly combines period character with modern comforts, while still offering scope for further expansion of living space (STPP). The ground floor features an inviting sitting room with a bay window and feature fireplace, a downstairs cloakroom, a generous living/dining room leading into an extended modern kitchen/breakfast room with matching base cupboards and drawers, ample space for appliances, central breakfast bar, and double patio doors opening into rear garden. Upstairs, there are two well-proportioned double bedrooms alongside a spacious refitted shower room. Benefits include gas central heating, character and original features, larger than average size plot and convenient central location. This is a superb opportunity to secure a delightful period home with character, outdoor space, and excellent potential. The property enjoys a double length private driveway alongside the property providing off street parking for two vehicles private front area of garden. A particular feature of the property is the enclosed rear garden which enjoys an easterly aspect, and being mainly laid to lawn with a variety of mature shrubs borders. A patio leads directly off the rear of the property with pathway leading down to raised decking and timber summerhouse/store.

The property sits in a highly sought after and established central location, just a short stroll from the town centre, with its comprehensive range of shops, The Broadway's restaurants, and Victoria Park with its tennis courts. Haywards Heath's mainline station is close by, providing fast and frequent services to London (Victoria/London Bridge in 42-45 minutes). The town also offers a modern leisure centre, a Waitrose and Sainsbury's superstore, and a selection of well-regarded schools catering for all age groups. The A23 is approximately 5 miles to the west, giving swift access to the motorway network, while Gatwick Airport lies about 14.5 miles to the north. Brighton and the south coast are a similar distance away, and both the South Downs National Park and Ashdown Forest are within easy reach for scenic countryside walks.







Ground Floor



Floor 1



Approximate total area^m

922 ft²
85.7 m²

Reduced headroom

6 ft²
0.5 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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