



37 Kents Road
Haywards Heath, RH16 4HQ

■ ■ ■ Mark Reville & Co

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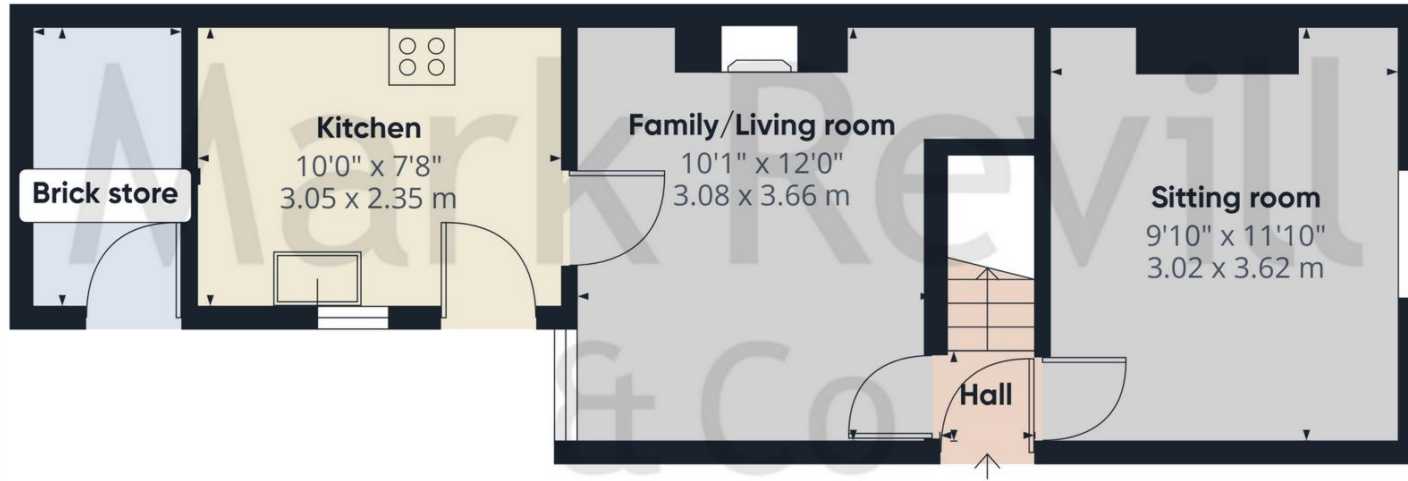
Guide Price £395,000 Freehold

An attractive two bedroom Victorian semi-detached character house situated in a popular and well established residential road, conveniently located close to the town Centre and local amenities. The property has been well maintained and improved by the current owners and is offered for sale with vacant possession and no onward chain. Benefits include gas fired central heating, replacement double glazed windows throughout, a modern fitted kitchen and bathroom, generous room proportions, and a wealth of character features including an attractive open fireplace. Outside, the front garden is paved with a hedge to the front boundary and a gate providing access to the fully enclosed rear garden. Extending to approximately 40ft in length, the rear garden features a paved patio adjoining the house with an outside tap, steps leading to a central pathway, and an area of lawn with well-stocked borders. Viewings highly recommended.

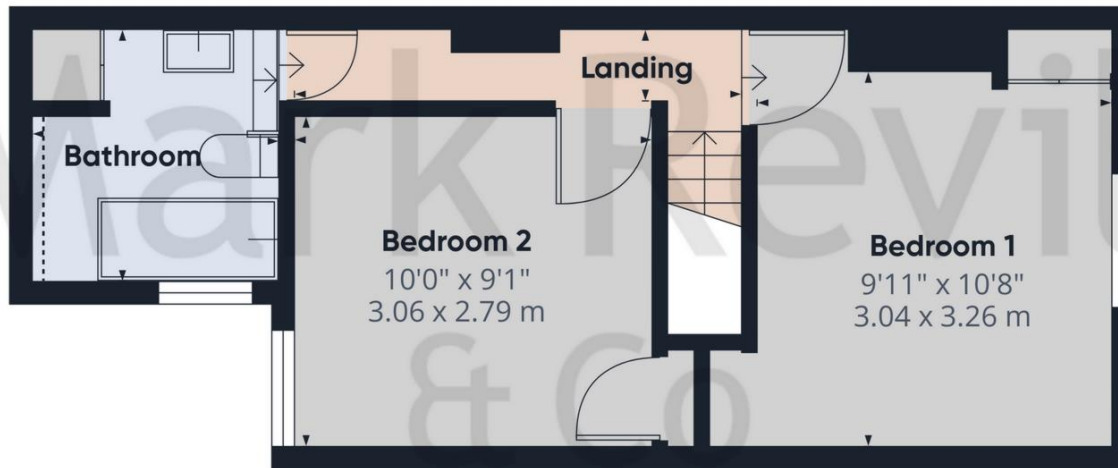
Kents Road is a sought after and established residential address ideally positioned within easy walking distance of the Princess Royal Hospital and Haywards Heath town Centre, where a comprehensive range of shopping facilities, cafés, restaurants, and everyday amenities can be found. The property is also conveniently located for Victoria Park and the town's leisure facilities, while nearby supermarkets and healthcare services cater for day-to-day needs. Haywards Heath mainline railway station is readily accessible, providing fast and regular services to London Victoria, London Bridge, Brighton, and Gatwick Airport, making the area particularly attractive to commuters. The town is well served by highly regarded schools for all age groups in both the state and independent sectors, and is surrounded by beautiful Sussex countryside, offering an excellent balance between town convenience and outdoor recreation.







Ground Floor



Floor 1



Approximate total area^m

667 ft²
62.1 m²

Reduced headroom

3 ft²
0.3 m²

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(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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