



21 College Road
Haywards Heath, RH16 1QN

■ ■ ■ Mark Reville & Co

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Guide Price £400,000 Freehold

A well presented two bedroom Victorian semi detached home, thoughtfully updated in recent years and offering excellent potential for further extension (subject to the usual consents). The accommodation is well arranged and comprises a bright living room to the front, featuring a bay window that allows for plenty of natural light. To the rear, a separate dining room provides a versatile space for everyday living and entertaining, with useful understairs storage and steps leading down to a well appointed kitchen, which in turn offers direct access to the garden. Upstairs, there are two well proportioned bedrooms and a spacious family bathroom. Externally, the property benefits from a generous south facing rear garden extending to approximately 120 feet, ideal for outdoor dining and relaxation. To the front, there is off road parking for up to two vehicles. The property offers clear scope for extension, in line with neighbouring homes along the road, with potential to extend into the loft or to the rear (subject to planning permission). Offered to the market with no onward chain, this is an excellent opportunity to acquire a charming home with further potential.

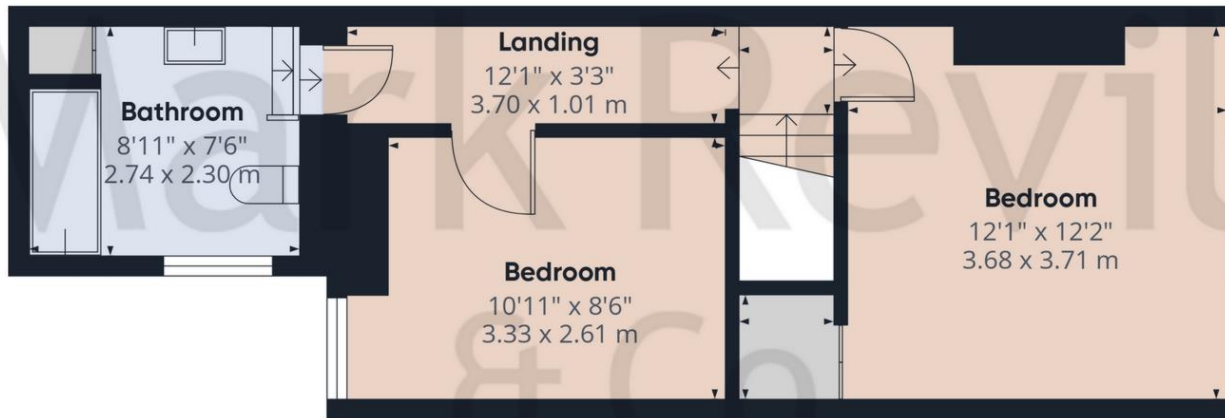
The property is located in a highly regarded, mature residential area, just a short walk from Haywards Heath railway station, which offers a fast and frequent service to central London (Victoria/London Bridge in 42-45 minutes). A number of well regarded schools are nearby, catering to all age groups, along with local amenities including Waitrose and Sainsbury's superstores and the Dolphin leisure complex. Haywards Heath town centre, with its wide selection of shops, restaurants and bars along The Broadway, is also within easy reach. For commuters and travellers, the A23 lies just over five miles to the west, providing direct access to the motorway network. Gatwick Airport is 12.6 miles to the north and the vibrant city of Brighton is 16 miles to the south. Both the South Downs National Park and Ashdown Forest are also within a short drive, offering beautiful countryside for walking and outdoor activities.







Ground Floor

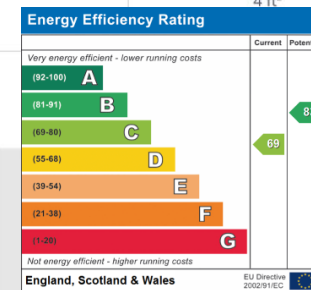


Floor 1



Approximate total area⁽¹⁾
781 ft²
72.5 m²

Reduced headroom
4 ft²



(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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