



179 Western Road
Haywards Heath, West Sussex. RH16 3LH



Mark Revill & Co

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Haywards Heath, West Sussex. RH16 3LH

Guide Price £350,000

This most attractive bay fronted semi detached house of character built in the 1920's has been sympathetically and tastefully refurbished throughout creating a truly delightful home. The property offers bright and well planned accommodation retaining many original features including decorative cast iron fireplaces, panelled internal doors and natural timber floors. The house has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, a refitted bathroom with white suite, a fine sitting room with bay window and a splendid kitchen with dining room comprehensively fitted with an excellent range of units complete with appliances. There is an attached garage approached by a private drive and the well stocked paved rear garden enjoys a favoured sunny south westerly aspect.

Situated in this favoured established location just a short walk to the town centre with its wide range of shops and array of restaurants and within easy reach of Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several schools in the



locality catering for all age groups and the town has several parks, a modern leisure complex, Sainsbury's and Waitrose superstores. The A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is approximately 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR

Hall Approached by attractive leaded light panelled front door. Understairs cupboard. Radiator. Natural timber floor. Stairs to first floor.

Sitting Room 11'8" into bay x 10'10" (3.56m x 3.30m) Attractive original cast iron open fireplace with tiled hearth. Wide double glazed bay window with plantation shutters. TV aerial point. Radiator. Picture rail. Natural timber floor.

Kitchen with Dining Room 17' x 11'5" (5.18m x 3.48m) narrowing to 10' (3.25m) Karndean wood effect flooring.

Kitchen Comprehensively fitted with an excellent range of white high gloss fronted units with wood effect laminate work surfaces comprising inset enamel sink with mixer tap, adjacent work surfaces extended to form peninsula unit, cupboards including 2 magi corner units, drawers, integrated **dishwasher** and **fridge** beneath. Built-in AEG brushed steel **electric oven**, fitted AEG **4 ring induction hob** with brushed steel splashback and extractor hood over. Built-in eye level AEG **microwave oven**, cupboard over, wall cupboard and shelved wall unit. Good size understairs shelved larder cupboard. Double glazed window. Door to garage.

Dining Area Attractive cast iron fireplace with slate hearth. Recessed book/display shelving on either side of chimney breast. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Double glazed window. Shelved linen cupboard.

Bedroom 1 11'2" x 10'3" (3.40m x 3.12m) Original cast iron fireplace with slate hearth. TV aerial point. Double glazed window with plantation shutters. Radiator. Natural timber floor. Picture rail.

Bedroom 2 10'3" x 8'10" (3.12m x 2.69m) Original cast iron fireplace with slate hearth. Double glazed window. Radiator. Natural timber floor.

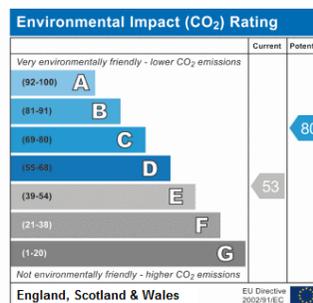
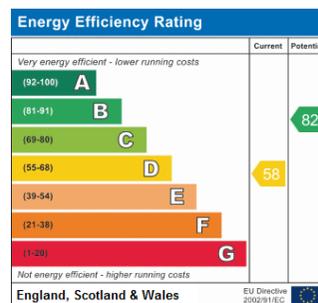
Bedroom 3 8'9" x 6'5" (2.67m x 1.96m) Double glazed window. Radiator. Natural timber floor.

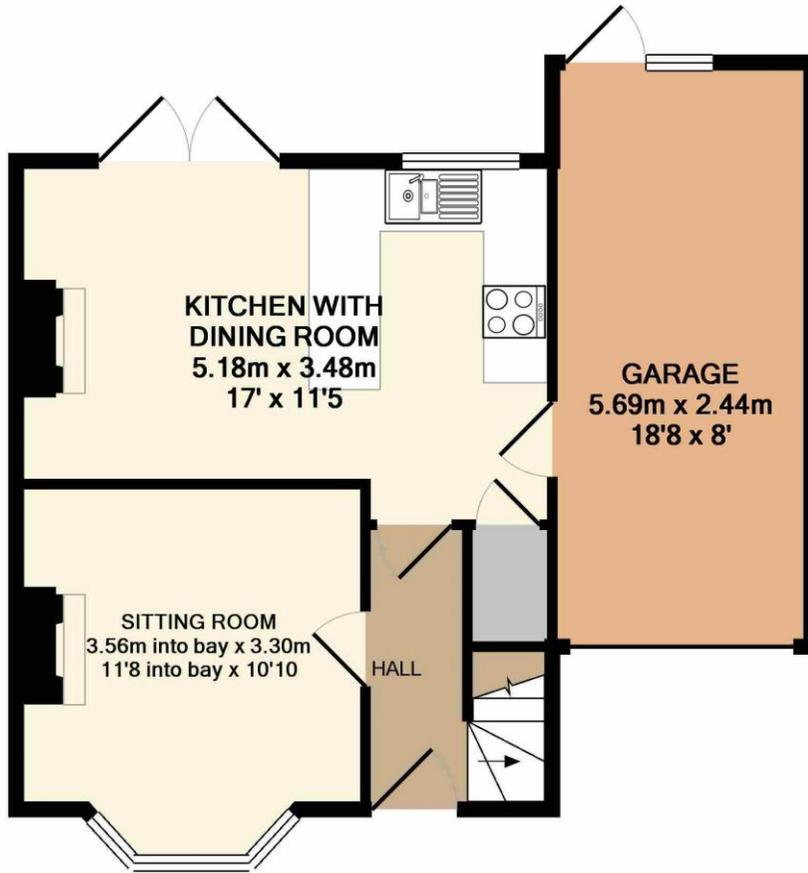
Refitted Bathroom White suite comprising shaped bath with mixer tap, independent shower over, pedestal basin with single lever mixer tap, close coupled wc. Cupboard housing wall mounted Worcester gas combination boiler. Hatch to loft space. Heated towel warmer/radiator. Ceiling downlighters. Extractor fan. Double glazed window. Fully tiled walls. Karndean wood effect flooring.

OUTSIDE

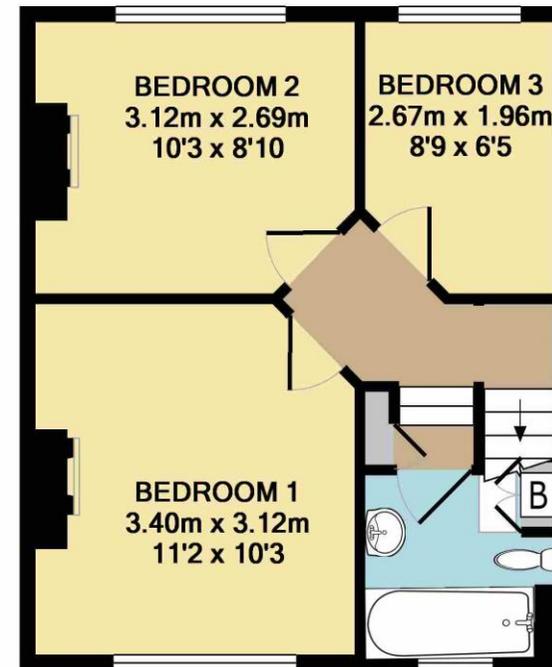
Attached Garage 18'8" x 8' (5.69m x 2.44m) Roller door. Light and power points. Fitted worktop and shelving. Plumbing for washing machine. Double glazed rear door to garden.

South West Facing Rear Garden. Easily managed. Paved with high retaining rendered wall, raised bed containing an abundance of flowers, plants, shrubs and small tree. Water tap. Enclosed by timber fencing on two sides.





GROUND FLOOR
APPROX. FLOOR
AREA 43.9 SQ.M.
(472 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 29.6 SQ.M.
(318 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.4 SQ.M. (791 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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