



8 Gower Road
Haywards Heath, RH16 4PJ



Mark Reville & Co

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Guide Price £525,000

This superb semi-detached Victorian house of character has been the subject of some considerable expenditure over recent years creating a truly delightful home. The meticulously presented accommodation has been completely redecorated throughout, has the benefit of gas central heating and double glazing and incorporates 3 good size bedrooms including a top floor main bedroom, a luxury refitted contemporary bathroom, 2 fine reception rooms and a bespoke comprehensively fitted kitchen/breakfast room complete with appliances. There is a block paved off road parking space to the front with electric charge point and the delightful secluded hard landscaped rear garden enjoys a favoured southerly aspect.

Situated in this much favoured mature central location, just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and bars and to the mainline station which provides a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups whilst The Dolphin leisure complex, Sainsbury's and Waitrose superstores are all close at hand. The A23 lies just over 5 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. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall Attractive part glazed panelled front door. Column radiator. Solid oak flooring. Stairs to first floor.

Sitting Room 11'7" plus bay x 11'6" (3.53m x 3.51m) Handsome period style fireplace with cast iron grate, moulded timber surround and slate hearth with live flame coal effect gas fire. Wide double glazed bay window with plantation shutters. Column radiator. Ceiling downlighters. Solid oak flooring. Picture rail. Wide opening to:

Dining Room 12'2" x 11'5" (3.71m x 3.48m) Fireplace recess. Built in storage cupboard housing data cabinet unit. Under stairs storage cupboard. Column radiator. Ceiling downlighters. Solid oak flooring. Picture rail. Double glazed doors with plantation shutters to rear garden.

Bespoke Kitchen/Breakfast Room 19'7" x 8'2" (5.97m x 2.49m) Comprehensively fitted with a quality range of contemporary handle less units with hardwood work surfaces, comprising inset composite sink with brushed steel flexi tap, adjacent L shaped work surface, cupboards, drawers and integrated **dishwasher** beneath. Plumbing for washing machine. Matching worktops with deep dual drawers beneath. Fitted brushed steel **5 ring gas hob** with extractor hood over. Built in **electric oven** and **microwave oven**, cupboards under and over, tall pull out larder/storage units. Integrated tall **fridge and freezer**. Range of wall cupboards, one housing gas combination boiler. Under cupboard and work top lighting. Bowers & Wilkins ceiling speakers. 2 double glazed windows. Double glazed velux window. Column radiator. Part tiled walls. Slate tiled floor. Double glazed door to rear garden.

FIRST FLOOR

Split Level Landing Under stairs storage cupboard. Ceiling downlighters. Stairs to top floor.

Bedroom 2 14'9" x 11'8" (4.50m x 3.56m) L shaped. Recessed shelving on either side of the chimney breast. Double glazed sash window with plantation shutters. Column radiator. Ceiling downlighters. Picture rail.

Bedroom 3 11'6" x 9'6" (3.51m x 2.90m) Decorative cast iron period fireplace. Recessed shelved tall storage cupboard. Double glazed sash window. Column radiator. Ceiling downlighters. Picture rail.

Spacious Luxury Bathroom 10'1" x 8'2" (3.07m x 2.49m) Fully tiled walls and floor with marble effect ceramics. White contemporary suite with black fittings comprising bath with wall mounted mixer tap, large overhead rain water shower fitment, storage recess and glazed screen, wide stone basin with wall mounted mixer tap, wide drawers under incorporating charging sockets and lighting, wc with concealed cistern. Double glazed window sash window with plantation shutters. Heated black ladder towel warmer/radiator. Extractor fan. Ceiling downlighters.

TOP FLOOR

Landing Double glazed velux window.

Bedroom 1 14'5" x 11'9" (4.39m x 3.58m) Large double glazed velux window overlooking the rear garden. Under eaves storage cupboards. Built in wardrobe and chest of drawers. Recessed display shelving. Radiator.

OUTSIDE

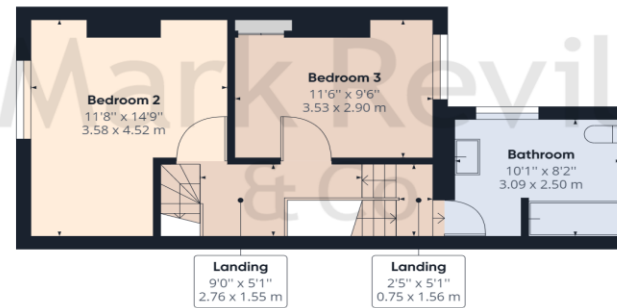
Block Paved Off Road Parking Space at Front With 7kw electric charge point.

Most Attractive South Facing Rear Garden Hard landscaped for ease of maintenance, arranged with a paved sun terrace adjacent to the house with steps to an attractive raised paved area with central rose bed, curved steps with further rose bed, shaped stone filled borders containing a variety of established shrubs including pieris, flowering cherry, palm, etc. **Timber shed**. The garden is fully enclosed with timber fencing. Side access.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1098.00 ft²

102.01 m²

Reduced headroom

61.51 ft²

5.71 m²

(1) Excluding balconies and terraces

⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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