



**32 Gower Road**  
Haywards Heath. RH16 4PN



**Mark Revill & Co**

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Guide Price £475,000

This most attractive Victorian bay fronted semi-detached house has been thoughtfully extended to create spacious and well-designed accommodation. This delightful home has the benefit of gas central heating and double glazing and incorporates 2-3 bedrooms, a modern bathroom, fine sitting room with period style cast iron fireplace, a downstairs home office or bedroom 3 and features a splendid open plan kitchen with dining room complete with many appliances. There is a private drive to the front and the house enjoys a lovely 67 foot west facing rear garden arranged with a wide paved sun terrace and level lawn.

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 providing 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

**Spacious Hall** Good size built-in shelved storage cupboard and adjacent utility cupboard with plumbing for washing machine and space for tumble drier. Port hole window. 2 column radiators. Ceiling down lighters. Natural timber floor. Stairs to first floor.

**Cloakroom** White suite comprising wc with concealed cistern, basin with single lever mixer tap. Extractor fan. Ceiling down lighter. Painted timber clad dado. Tiled floor.

**Sitting Room** 16'3" x 11'5" (4.95m x 3.48m) A fine room with wide double glazed bay window to the front. Feature period style cast iron fireplace and grate with slate hearth and live flame coal effect gas fire. 2 wall light points. TV aerial point. Column radiators. Decorative ceiling rose and corncicing. Natural timber floor.

**Home Office/Bedroom 3** 9'2" x 6'10" (2.79m x 2.08m) Double aspect. Range of recessed open book/display shelving. 3 double glazed windows. Telephone and internet point. Oak flooring.

**Kitchen with Dining Room** 15'4" x 14'0" (4.67m x 4.27m) A splendid double aspect room enjoying a southerly aspect and an outlook over the rear garden. Comprehensively fitted with an attractive range of shaker style units comprising; inset enamel double bowl sink with mixer tap, adjacent L shaped granite work surface, cupboards, drawers and integrated AEG dishwasher beneath. Fitted Neff 5 ring induction hob with extractor hood over. Walk-in corner shelved larder cupboard. Tall fridge/freezer housing unit. Peninsula unit with hardwood work surface, wine racks and 2 built-in Neff brushed steel electric ovens beneath. Ample space for dining table. Column radiators. Double glazed window. Ceiling down lighters. Part tiled walls. Oak flooring. Double glazed casement doors to rear garden.

## FIRST FLOOR

**Landing** Built-in slatted shelved linen cupboard housing gas combination boiler. Hatch to loft space. Column radiator.

**Bedroom 1** 14'8" x 11'6" (4.47m x 3.51m) TV aerial point. Column radiator. Double glazed window.

**Bedroom 2** 11'3" x 11'1" (3.43m x 3.38m) Double aspect. Column radiator. 2 double glazed windows.

**Bathroom** White suite comprising, bath with traditional taps, independent shower over, glazed folding shower screen, basin with traditional taps, cupboard beneath, close coupled wc. Electrically heated ladder towel warmer. Double glazed window. Ceiling down lighters. Tiled walls around bath, painted timber clad dado. Tiled floor.

## OUTSIDE

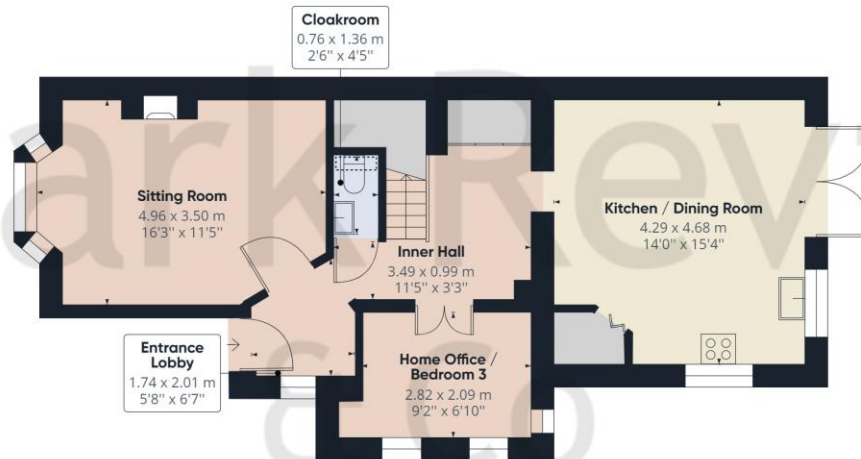
**Private Driveway** Outside light. Gate to side access.

**Front Garden** Colour paved with established clipped hedge to the party and front boundary.

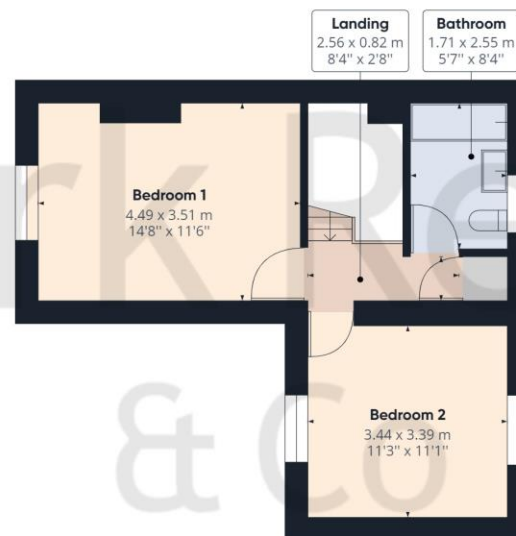
**Lovely West Facing Rear Garden** About 67 feet (20.42m) in length. Arranged with a wide L shaped paved sun terrace adjacent to the house with opening to a side access, timber retaining walls. Raised level lawn with mature apple tree flanked by a colourful well stocked flower and shrub border and a gravel with stepping stone path. Further gravel and paved area at the far end with timber shed and raised L shaped flower planter. Outside tap and light point. The garden is fully enclosed by timber fencing and a clipped mixed hedge to the party boundary.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1060.24 ft<sup>2</sup>  
98.5 m<sup>2</sup>

**Reduced headroom**

2.06 ft<sup>2</sup>  
0.19 m<sup>2</sup>

(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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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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