



59 Haywards Road
Haywards Heath, RH16 4HX



59 Haywards Road Haywards Heath, RH16 4HX

£700,000

This is a fine semi-detached Victorian family house of character which has been sympathetically extended to provide generous living accommodation arranged on three floors. The house retains many original features of the Victorian era including several stripped pine internal doors, picture rails, open fireplace in the sitting room and an attractive turned staircase with galleried landing and spindle balustrade. The property benefits from 4 generous bedrooms arranged on two floors, 2 fine reception rooms and a large family bathroom and shower room, cloakroom, all of which is served by gas fired central heating. Outside there is off road parking for numerous vehicles and the rear garden is a particular feature and extend to approximately 100 feet in length and enjoy an east and south aspect. NO ONWARD CHAIN.

Haywards Road is a most sought after location being within a few hundred yards of the main high street and comprehensive shopping areas, The Broadway is nearby and provides an array of restaurants and bars. Haywards Heath mainline railway station provides a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) is also within easy walking distance as are both Waitrose and Sainsbury's superstores. The area is well served by schooling catering for all age groups. To the



west of Haywards Heath lies the A23/M23 giving direct road access to London and Gatwick International Airport, to the south lies the cosmopolitan city of Brighton and the south coast which is approximately 14 miles distant. The South Downs National Park and Ashdown Forest are both within easy driving distance offering beautiful natural venues for countryside walks.

GROUND FLOOR

Front door to: **Entrance Lobby** Coats hanging space. Half glazed inner door to:

Entrance Hall Stairs to first floor. Understairs cupboard. Radiator. Wood grain laminate flooring.

Sitting Room Attractive bay window to the front. Radiator. Wood grain laminate flooring. Feature Victorian open fireplace with inset tiling to either side, slate hearth and timber over mantle. Picture rails. TV aerial point. Moulded coved ceiling.

Dining Room Radiator. Wood grain laminate flooring. Original tall built-in cupboards to one side of a fireplace recess. Picture rail.

Cloakroom Comprising low level wc with wash basin. Chromium heated towel rail. Extractor fan. Wood grain laminate flooring.

Extended Kitchen/Breakfast Room Substantial granite work surfaces with matching cupboards and drawers under, eye level wall cupboards, one and a half bowl stainless steel under mounted sink with mixer tap. Integrated **dishwasher**. **Washing machine**. Bosch integrated **fridge/freezer**. Bosch **twin eye level ovens** also 5 **burner brushed stainless steel gas hob** with filter over. 2 deep larder cupboards. Extractor fan. Radiator. Wood grain laminate flooring. In the breakfast room area there are bi-fold doors opening onto the south facing side patio, the picture window overlooking the gardens.

FIRST FLOOR

Galleried Landing Spindle balustrade. Wall light points. Stairs to second floor.

Bedroom 1 Attractive bay window. Radiator. 2 built-in wardrobe cupboards.

Separate WC Vanity unit, monobloc tap, cupboard under, low level wc. Wood grain laminate flooring.

Bedroom 2 Outlook over rear garden.

Large Family Bathroom Comprising central feature roll top bath with chromium mixer tap and hand shower, pedestal wash basin with mirror fronted cabinets over. 2 built-in cupboards understairs. Low level wc. Radiator. Separate shower cubicle with plumbed shower, tiled walls, glass door. Chromium heated ladder radiator.

SECOND FLOOR

Small Landing Access to loft storage, built-in store cupboard.

Bedroom 3 Radiator. Double aspect room with built-in cupboard over stairs.

Bedroom 4 Radiator. Eaves storage cupboard. Outlook over rear garden.

OUTSIDE

Driveway Providing off road parking for 2 vehicles.

Front Garden Laid to lawn with shrub border, established hedge and holly tree to the front boundary. Gated side access leading to:

Lovely Rear Garden Approximately 100 feet (30.48m) in length. To the side of the property there is a large paved south facing patio with outside tap, mature shrubs, this leads onto a large level lawn with paved pathway leading to **large timber garden store**. All enclosed by mature hedging and screening and enjoying an easterly aspect.





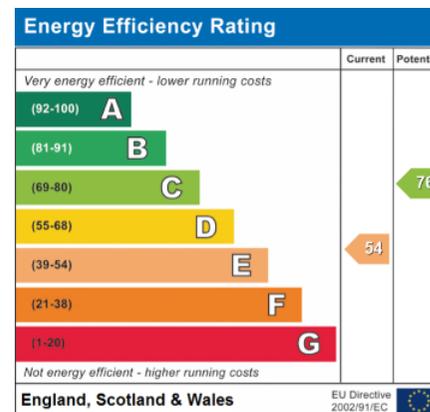
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1546.21 ft²
143.65 m²

Reduced headroom

41.95 ft²
3.90 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.

GIRAFFE360

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

