



34 Kents Road
Haywards Heath, West Sussex. RH16 4HQ

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Guide Price £485,000

This exceptional Victorian semi detached house of character has been sympathetically and thoughtfully extended to create bright, spacious and well-designed accommodation arranged over two floors. This delightful home features generous open plan space including a sitting room with opening to good size living room, an excellent comprehensively fitted L shaped kitchen and dining room with doors to the rear garden and a home office. In addition, there is a downstairs cloakroom, 3 bedrooms and a spacious contemporary bathroom with white suite. The property has the benefit of gas fired central heating, double glazed replacement windows many with fitted shutters, stripped pine panelled internal doors and natural timber flooring to the living space. There is an off road parking space to the front and the delightful west facing rear garden enjoys a favoured westerly aspect, extends to about 85 feet in length and is arranged with a large paved terrace and timber decking opening to a level lawn all enclosed by tall established clipped hedges and trees offering shelter and seclusion.

Situated in this much favoured mature location in a no through road just a short walk to the town centre with its wide range of shops and array of restaurants. There are several well regarded schools in the immediate locality, Victoria Park with its tennis courts is close by and Haywards Heath mainline railway station is within walking distance providing a fast and frequent service to London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a



Waitrose and Sainsbury's superstore and is located just 5 miles west of the A23 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 are a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are within an easy drive offering a natural venues for countryside walks.

GROUND FLOOR

Entrance Lobby Attractive front door with stained glass leaded light panels. Ample coat hanging space. Double glazed window. Radiator. Patterned tiled floor. Part glazed panelled door to:

Hall Useful understairs cupboard. Electric meter cupboard. Radiator. Patterned tiled floor. Stairs to first floor.

Cloakroom Close coupled wc, basin with mixer tap and tiled splashback. Double glazed window. Radiator. Ceiling downlighters. Bamboo floor.

Sitting Room 11'3" x 10'2" (3.43m x 3.10m) Recessed storage cupboard with book/display shelving over. Double glazed window with shutters. Radiator. Natural timber floor. Picture rail. Wide opening to:

Living Room 15'9" x 11'4" (4.80m x 3.48m) Attractive fireplace with timber bressumer, brick hearth. Recessed storage cupboard with exposed brick arch over. Recessed book/display shelving. TV aerial point. Radiator. Picture rail. Natural timber floor. Opening to:

Excellent Open Plan L Shaped Kitchen with Dining Room

Kitchen 14'3" x 7'9" (4.34m x 2.39m) Comprehensively fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktop with cupboard, integrated Bosch dishwasher and plumbing for washing machine under. Adjacent worktop with appliance/storage space under. Glazed wall cabinet. Matching work surface, cupboards and drawers under. Range of wall cupboards. Pull out larder unit. Tall storage cupboard housing wall mounted 'Vaillant' gas fired combination boiler. Zanussi **gas cooker** with extractor hood over. Integrated tall **fridge/freezer**. Concealed worktop lighting. Serving opening to sitting room with shelved cupboard beneath. Double glazed skylight velux window, further double glazed window with venetian blind. Ceiling downlighters. Radiator. Tiled splashbacks. Slate tiled floor. Double glazed casement doors with fitted venetian blinds to rear terrace and garden.

Dining/Family Room 13' x 7'2" (3.96m x 2.18m) Fitted breakfast bar. 2 skylight double glazed velux windows, further double glazed window with venetian blind. Ceiling downlighters. Radiator. Natural timber flooring. Double glazed casement doors to rear sun deck and garden. Opening to:

Home Office 11'9" x 5'9" (3.58m x 1.73m) Range of fitted book/display shelving to one wall, base cupboard. Double glazed window with shutters. Ceiling downlighters. Radiator. Natural timber flooring.

FIRST FLOOR

Landing Hatch to loft space with pull down ladder.

Bedroom 1 11'8" (3.56m) *widening to 14' x 11'3" (4.27m x 3.43m)* 2 built-in double wardrobes with stripped pine doors, further built-in shelved cupboard with stripped pine door. 2 double glazed windows with shutters. Radiator.

Bedroom 2 11'5" x 8'9" (3.48m x 2.67m) *narrowing to 7'5" (2.26m)* Built-in wardrobe with hanging rail and shelving, stripped pine door. Double glazed window with shutters. Radiator.

Bedroom 3 11'8" x 5'8" (3.56m x 1.73m) Double aspect. 2 double glazed windows with shutters. Radiator.

Bathroom with Shower Fitted with contemporary white suite comprising bath with mixer tap, fully tiled surround, tiled shower cubicle with glazed door, basin with single lever mixer tap, tiled splashback and mirrored cabinet over, close coupled wc. Heated chrome ladder towel warmer/radiator. Double glazed window with shutters. Ceiling downlighters. Part tiled walls. Tiled floor.

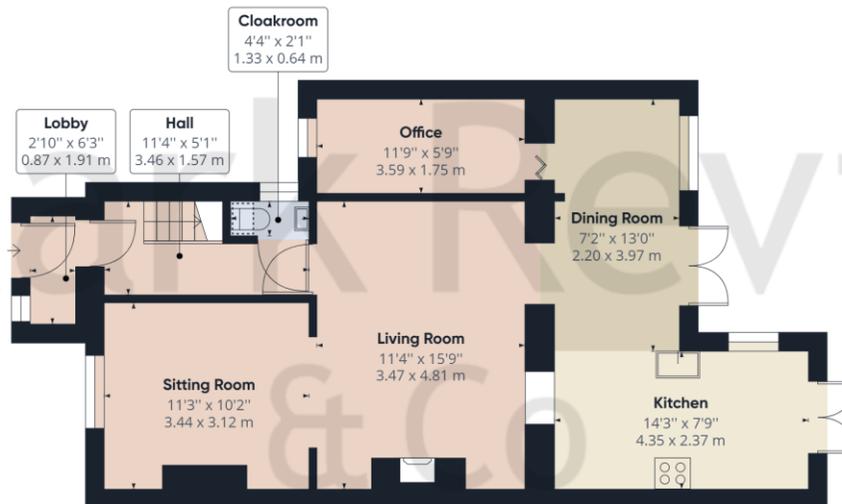
OUTSIDE

Off Road Parking Space/Drive

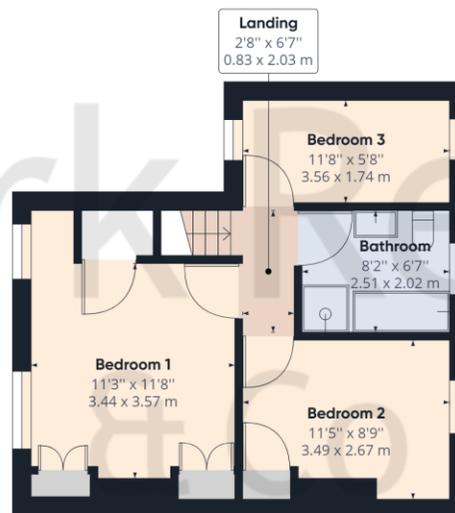
Front Garden Hard landscaped, paved and stone filled. Handrail. Brick flower planter, dwarf wall and picket fence to front boundary.

Delightful West Facing Rear Garden Approximately 85 feet (25.91m) in length. Arranged with large paved and timber decked terrace lying adjacent to the house with raised flower/shrub beds with stone and timber retaining walls, good size level lawn with central paved area and established pear tree, path to one side providing access to large **timber shed**. Outside lighting. Water tap. The garden is fully enclosed with timber fencing, established beech and privet hedge and mature trees at the far end providing shelter and seclusion.





Ground Floor Building 1



Floor 1 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83

EU Directive 2002/91/EC

England, Scotland & Wales

Approximate total area⁽¹⁾

1056.52 ft²
98.15 m²

Reduced headroom

2.42 ft²
0.23 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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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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