



98 Western Road
Haywards Heath, West Sussex. RH16 3LN



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Guide Price £500,000 - £525,000

This most attractive bay fronted older style semi detached house has been thoughtfully extended to create bright, spacious and well planned accommodation. The house has the benefit of gas fired central heating and double glazed replacement windows throughout and features include a fine through sitting room (25 feet in length) with opening to a dining room, an excellent comprehensively fitted kitchen/breakfast room complete with 'Bosch' oven and hob, there are 3 good size bedrooms plus a bathroom and separate shower room. The house occupies an elevated position, enjoys a delightful well tended rear garden extending to about 70 feet in length and there is potential off road parking space to the front, subject to obtaining the usual consents.

Situated in this much favoured established location within walking distance of several well regarded schools and the town centre with its wide range of shops and array of restaurants. Haywards Heath mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town also has a Sainsbury's and Waitrose superstore, several parks and a modern leisure centre. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.3 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within a short drive offering beautiful natural venue for countryside walking.



GROUND FOOR

Hall uPVC panelled front door flanked by double glazed screens. Understairs cupboard with gas meter. Radiator. Tiled floor.

Cloakroom Low level wc, corner wash hand basin with tiled splashback. Double glazed window. Tiled floor.

Sitting Room 25' into bay x 11'4" (7.62m x 3.45m) narrowing to 10'6" (3.2m). Formerly two rooms. Handsome etched marble fireplace and hearth, fitted coal effect electric fire. TV aerial point. Telephone point. 5 wall light points. Double glazed bay window to front. 2 radiators. Wide opening to:

Dining Room 11' x 7'9" (3.35m x 2.36m) Serving hatch to kitchen. 3 wall light points. Radiator. Double glazed sliding doors to rear terrace and garden.

Kitchen/Breakfast Room 18'10" x 8'2" (5.74m x 2.49m) narrowing to 6'3" (1.91m). Comprehensively fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, cupboards, drawers and appliance space under. Plumbing for washing machine and dishwasher. Fitted 'Bosch' brushed steel **5 ring gas hob** with brushed steel extractor hood over. Space for upright fridge/freezer. Wall mounted 'Potterton' gas boiler. Matching work surfaces with cupboards and drawers under. Built-in 'Bosch' stainless steel **electric double oven**, cupboard under and over. Range of wall cupboards flanked by glazed wall cabinets with drawers under. Painted timber clad ceiling with downlighters. 2 double glazed windows. Radiator. Part tiled walls. Double glazed stable door to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to insulated loft space. Electric meter cupboard. Built-in airing cupboard housing lagged hot water tank. Double glazed window.

Bedroom 1 13'3" into bay x 8'9" (4.04m x 2.67m) One wall fitted with range of wardrobes with floor-to-ceiling sliding doors (central doors are mirrored). Telephone point. TV aerial point. Double glazed bay window. Radiator. Vinyl flooring.

Bedroom 2 11'5" x 9'4" (3.48m x 2.84m) plus door recess. Built-in cupboard, storage space over. TV aerial point. Double glazed window. Radiator. Vinyl flooring.

Bedroom 3 11'6" plus 6' (1.83m) door recess x 8'3" (3.51m x 2.51m) TV aerial point. 2 double glazed windows. Radiator. Vinyl flooring.

Shower Room Fully tiled walls. Shower cubicle with 'Aqualisa' fitment, pedestal basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Painted timber clad ceiling. Tiled floor.

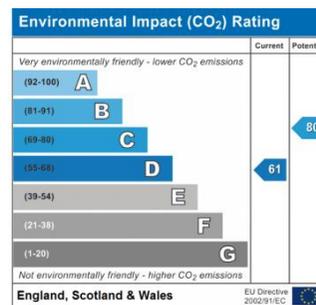
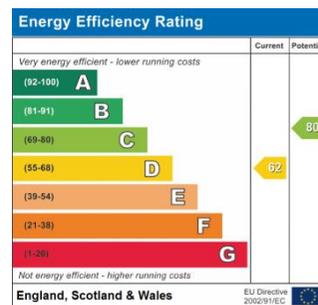
Bathroom White suite comprising Jacuzzi bath with traditional mixer tap and telephone style shower attachment, pedestal basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Half tiled walls. Vinyl flooring.

OUTSIDE

Potential Off Road Parking Subject to obtaining the usual consents.

Front Garden Neatly laid to lawn with flower bed, established shrubs, path with adjacent shrub border.

Lovely Rear Garden About 70 feet (21.34m) in length. Arranged mainly as well tended lawn with paved path, flower and shrub border to one side, paved terrace adjacent to the house with brick retaining walls incorporating shrub beds containing lavender, heathers and roses. Area to the far end with **timber shed** and **greenhouse**. The garden is fully enclosed by established hedge on two sides and close boarded fencing to the southern boundary. Paved side access with raised shrub border, water tap and wrought iron gate to front.





GROUND FLOOR
APPROX. FLOOR
AREA 53.0 SQ.M.
(571 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.9 SQ.M.
(484 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.0 SQ.M. (1055 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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