



28 Western Road
Haywards Heath, RH16 3LP

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Guide Price £525,000

This most attractive bay fronted Victorian semi detached house has been thoughtfully extended to create spacious family accommodation arranged over two floors. This excellent home retains several features of the era including decorative cast iron fireplaces, panelled doors and natural timber floors yet incorporates gas fired central heating and double glazing to the majority. The property comprises: 3 bedrooms, en suite shower room, spacious family bathroom, fine sitting room with wide bay window and period style fireplace, living room with wood burner, a well fitted kitchen with dining room plus a downstairs wc. There is an integral garage approached by a wide block paved drive offering parking for 2 vehicles and the attractive rear garden is arranged with a wide paved sun terrace with ample space for alfresco dining opening to a good size lawn interspersed with established shrubs with an extensive timber decking to the far end with covered seating area and fish pond.

The house is situated in this much favoured mature location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and several well regarded schools catering for all age groups. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town has a modern leisure complex, a Sainsbury's and Waitrose superstore. The A23 lies just over 5 miles to the west



providing a direct route to the motorway network, Gatwick Airport is just over 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

Recessed Porch Part glazed panelled front door to:

Hall Radiator. Dado rail. Natural timber floor. Stairs to first floor.

Sitting Room 12' into bay x 11'4" (3.66m x 3.45m) Wide double glazed sash bay window to front. Most attractive period style cast iron fireplace and canopy with decorative tiled insert. TV aerial point. Telephone point. Radiator. Natural timber flooring.

Living Room 11'10" x 11'4" (3.61m x 3.45m) Exposed brick fireplace and chimney breast with cast iron wood burner, tiled hearth. Good size understairs storage cupboard. Natural timber flooring. Opening to:

Kitchen with Dining Room 20' x 12' (6.10m x 3.66m) Terracotta tiled floor.

Kitchen Deep enamel butlers sink with matching draining board, adjacent L shaped granite work surface incorporating peninsula unit with cupboards, storage space and plumbing for dishwasher under. Recess for electric cooker flanked by further worktop, cupboards and drawers under. Range of wall cupboards and open shelved unit. Further wall cupboard. Tall recess ideal for upright fridge/freezer. Radiator.

Dining Room Roof lantern. Radiator. Stable door to rear garden.

Rear Lobby Radiator. Terracotta tiled floor. Door to garage. Stable door to rear garden.

Cloakroom Low level suite, basin with tiled splashback. Radiator. Terracotta tiled floor.

FIRST FLOOR

Landing Hatch to loft space.

Bedroom 1 14'8" x 10'6" (4.47m x 3.20m) Fitted double wardrobe, adjacent tall shelved cupboard with cupboard over. Decorative cast iron period fireplace. Panelling to one wall. 2 double glazed sash windows. Radiator. Natural timber flooring. Door to:

En Suite Shower Room Fully tiled shower with traditional rain water fitment, glazed door, inset basin with cupboard under, wc with concealed cistern. Good size built-in wardrobe/storage cupboard. Double glazed sash window. Radiator. Part tiled walls. Tiled floor.

Bedroom 2 12'10" x 7'10" (3.91m x 2.39m) Double glazed sash window. Radiator. Timber flooring.

Bedroom 3 9'3" x 7'7" (2.82m x 2.31m) Decorative cast iron period fireplace. Double glazed sash window. Radiator. Painted timber flooring.

Spacious Bathroom 12'1" x 8' (3.68m x 2.44m) Suite comprising timber panelled bath, close coupled wc, pedestal basin. Airing cupboard housing wall mounted gas boiler and pre-insulated hot water cylinder. Double glazed sash window. Painted panelled dado. Tiled floor.

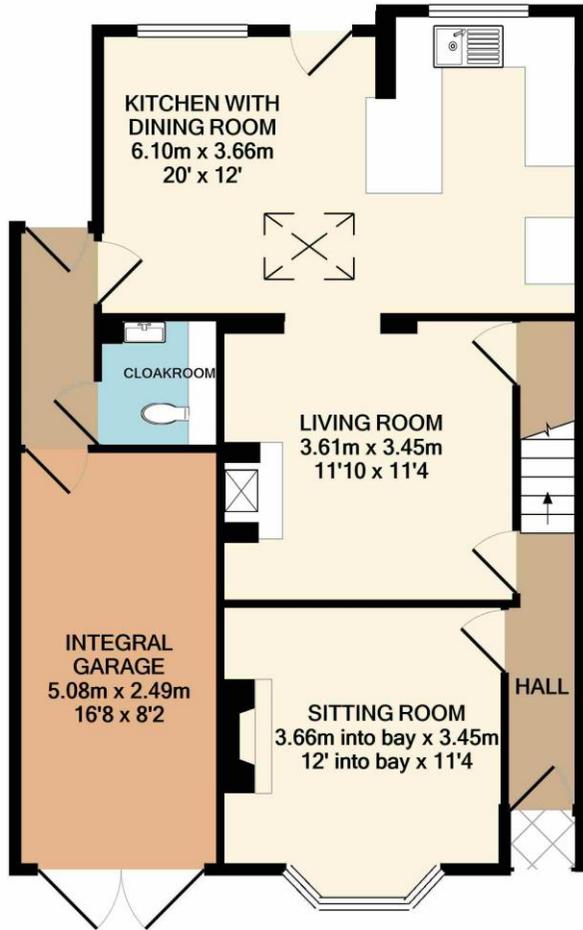
OUTSIDE

Integral Garage 16'8" x 8'2" (5.08m x 2.49m) With double doors. Water supply. Light and power points.

Block Paved Parking Area to the Front Offering space for 2 vehicles.

Attractive Rear Garden About 93 feet (28.35m) in length. Arranged with a wide paved sun terrace extending the width of the house with low wall incorporating an alfresco dining/seating area with fireplace, timber bench seat, ample space for table, central path flanked by dry stone built tree planters, barbecue area, level lawn with herbaceous beds, concrete hardstanding area for shed or greenhouse. Extensive timber decking area at the far end with inset pond and partially covered seating area. The garden is fully enclosed by timber fencing and clipped mixed hedge with mature trees to the rear boundary offering shelter and seclusion.





GROUND FLOOR
APPROX. FLOOR
AREA 66.7 SQ.M.
(718 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 51.9 SQ.M.
(559 SQ.FT.)

TOTAL APPROX. FLOOR AREA 118.6 SQ.M. (1277 SQ.FT.)

The dimensions on this floor plan are taken from the architects plan and show the proposed layouts. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

