



**75 Gower Road**  
Haywards Heath, West Sussex. RH16 4PW



## 75 Gower Road Haywards Heath, West Sussex. RH16 4PW

£495,000

A rare opportunity to acquire a most attractive bay fronted Victorian semi-detached house having been tastefully and sympathetically refurbished creating a truly delightful home full of character, ideal for those looking for a property of this era offering all the charm and many original features including ornate decorative cast iron fireplaces, sash windows (some with stained glass), panelled doors, moulded architraves and skirtings, natural timber floors and a fine staircase with ornate balustrade. The beautifully presented accommodation has the benefit of an open fireplace with cast iron multi-fuel burner but also has gas central heating and incorporates 3 generously proportioned bedrooms, a tastefully refitted bathroom with white suite plus a stylish downstairs wet room, the delightful sitting/dining room has exposed red brick chimney breasts, double glazed conservatory with a heated floor and the quality fitted kitchen incorporates the gas range cooker, plus a walk-in pantry and useful utility area. In addition there is a detached timber built **home office/studio** with light, power and water, a must in this current climate for people having to work from home. Although centrally located in the town this property has the unique added benefit of an off road parking space at the front for 2 vehicles and has a most attractive 64 foot rear garden arranged with timber decking adjacent to the house with artificial lawn and includes a useful timber shed and a pizza oven for alfresco dining on those warm summer evenings.



Situated in this highly desirable mature and central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and within easy reach of Haywards Heath mainline railway 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, the town also has several parks, 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, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Attractive uPVC double glazed front door and matching side screen. Fitted eye level shelving. Archway to:

**Hall** Handsome staircase with decorative natural timber balustrade to first floor. Under stairs cupboard. Sash window. Radiator. Natural timber flooring.

### Sitting and Dining Room

**Sitting Room** 14'7" into bay x 12'5" (4.45m x 3.78m) Feature exposed red brick chimney breast with cast iron multi-fuel burner, decorative tiled hearth. Wide sash bay window to front with plantation shutters. 2 wall light points. TV aerial point. Radiator. Natural timber floor. Wide opening to:

**Dining Room** 11' x 10'9" (3.35m x 3.28m) Exposed red brick chimney breast and fireplace, decorative tiled hearth with oak mantle. Tall recessed shelved cupboard to either side of chimney breast. 2 wall light points. Column radiator. Natural timber floor. Opening to:

**Double Glazed Conservatory** 9'8" x 5'7" (2.95m x 1.70m) Double glazed roof and double glazed casement doors to rear garden. Exposed red brick wall. 2 wall light points. Electrically heated natural timber floor.

**Kitchen** 10' x 8'10" (3.05m x 2.69m) Inset deep enamel sink with flexi mixer tap, adjacent quartz drainer/worktop, cupboards, drawers, basket storage and kick convector heater under. Stoves **gas range cooker** incorporating 7 ring gas hob, 2 ovens, grill and plate warmer, decorative glass splash back and open shelving over, adjacent work surfaces, large deep drawers under, wall cupboards over with concealed lighting. Further wall cupboard. Column radiator. Tiled floor. Double glazed window. Double glazed door to rear garden.

**Walk-in Pantry** Plumbing for dishwasher. Shelving. Space for fridge. Stained glass sash window.

**Utility Room** Plumbing for washing machine. Gas meter. Wall mounted gas boiler. Space for upright fridge/freezer. Double glazed window. Fully tiled walls. Tiled floor.

**Wet Room** Fully tiled walls and floor. Shower area with hand held and overhead fittings, close coupled wc, corner wash hand basin with single lever mixer tap. Extractor fan. Double glazed window. Ceiling down lighters.

## FIRST FLOOR

**Landing** Hatch to loft space. 2 stained glass sash windows. Ornate column radiator. Natural timber flooring.

**Bedroom 1** 12'5" x 11'3" (3.78m x 3.43m) Feature ornate cast iron Victorian fireplace with hand painted tiled insert. Built-in double wardrobe on either side of chimney breast. Sash bay window with plantation shutters. Radiator. Natural timber floor.

**Bedroom 2** 11'3" plus recess x 10'7" (3.43m x 3.23m) Decorative cast iron fireplace. Built-in shelved cupboard. Recessed open shelving. Sash window. Radiator. Natural timber floor.

**Bedroom 3** 10'6" x 9' (3.20m x 2.74m) Decorative cast iron period fireplace. Sash window. Radiator. Natural timber floor.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, waterproof surround, close coupled wc, wide contemporary basin with single lever mixer tap, cupboards and drawers under. Heated chromium towel warmer with inset column radiator. Sash window with plantation shutters. Natural timber floor.

## OUTSIDE

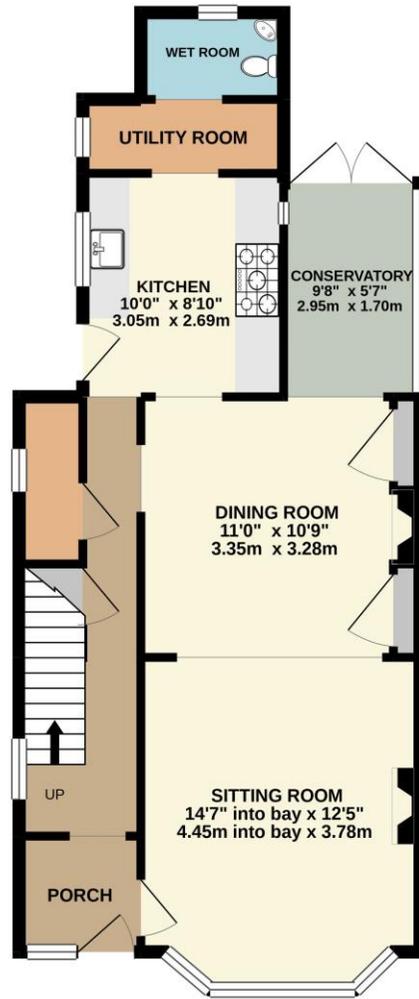
**Detached Timber Built Home Office/Studio** 17' x 9'3" (5.18m x 2.82m) narrowing to 6'4" (1.93m) Double glazed casement doors. Double glazed windows. Light and power points and water supply. Ceiling down lighters. Electrically heated floor.

**Off Road Parking for 2 Vehicles** At front. Gate to:

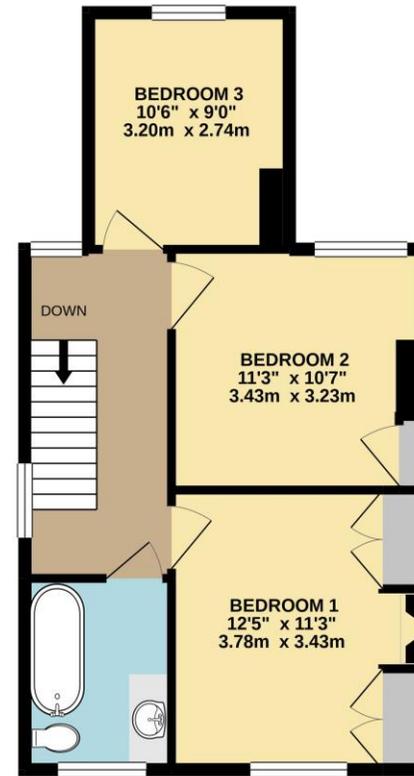
**Rear Garden** About 64 feet (19.51m) in length. Arranged with timber decking adjacent to the house opening to an area laid to artificial lawn. **Timber shed. Pizza oven** and preparation area. Outside lighting and water tap. Stone filled area to the side with stepping stone path and gate to side access. The garden is fully enclosed by close boarded fencing.



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

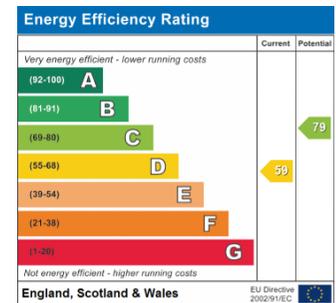


1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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