



## Byeways

Langridge Lane, Haywards Heath, RH16 3LG



Mark Revill & Co



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£425,000

This attractive bay fronted 1930's semi detached house of character has been extended and enlarged to create spacious family accommodation arranged over three floors. The property retains several features from the era including natural timber panelled internal doors and staircase with decorative balustrade, it has the benefit of gas central heating and some double glazing. The generous accommodation incorporates 3 double bedrooms, a refitted bathroom, a good size sitting room (19'2 in length) separate dining room with fireplace and cast iron wood burner and a 19 foot kitchen/breakfast room. There is a detached garage approached by its own drive offering parking for 2 vehicles and the lovely rear garden extends to about 50 feet in length x 33 feet in width and enjoys a favoured westerly aspect.

Situated in a quiet 'tucked away' location at the end of a small cul-de-sac within walking distance of the town centre with its wide range of shops and within the catchment area of several well regarded schools both primary and secondary. Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town also offers a Waitrose and Sainsbury's superstore, a modern leisure complex, several parks and an array of restaurants in The Broadway. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and the south coast is just under 15 miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.





## GROUND FLOOR

**Porch** Attractive composite panelled front door to:

**Hall** Good size understairs coats/storage cupboard. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Dining Room** 12'10" x 9'11" (3.91m x 3.02m) Wide square bay window to front. Fireplace with attractive cast iron wood burner and slate tiled hearth. Radiator. Picture rail.

**Sitting Room** 19'2" x 11'9" (5.84m x 3.58m) Enjoying an outlook over the rear garden. Attractive natural stone built open fireplace and hearth with timber mantle. Recessed cupboard and glazed display cabinet on either side of the chimney breast. Radiator.

**Kitchen/Breakfast Room** 19' x 7'5" (5.79m x 2.26m) Double aspect. Inset composite bowl and a half sink with mixer tap, extensive laminate work surfaces, cupboards, shelving and storage/appliance space with plumbing for washing machine under. Range of wall cupboards and glazed unit. Matching worktop, cupboard, drawers and shelving beneath. Recess for cooker with gas and electric points. Wall mounted Vaillant gas boiler. Radiator. Part tiled walls. Wood effect laminate flooring. Double glazed door flanked by double glazed windows to rear garden.

## FIRST FLOOR

**Landing** Double aspect. Built-in wardrobe/storage cupboard. Open tread staircase to top floor.

**Bedroom 1** 10'3" x 10' (3.12m x 3.05m) 2 built-in double wardrobes with cupboards over, central high level cupboard. Double glazed window. Radiator.

**Bedroom 2** 12' x 9'11" (3.66m x 3.02m) Radiator.

**Spacious Bathroom** 8'3" x 6'9" (2.51m x 2.06m) Refitted with white suite comprising P shaped bath, independent shower over with overhead rain water and hand held fittings, inset basin with single lever mixer tap, cupboard beneath, close coupled wc. Airing cupboard housing pre-insulated hot water tank and slatted shelving. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls, fully tiled around bath. Quality wood effect vinyl flooring.

## TOP FLOOR

**Landing**

**Bedroom 3** 14'10" x 9'11" (4.52m x 3.02m). Sloping ceiling to one side. Door to good size eaves storage, further low level eaves storage. Double glazed window.

## OUTSIDE

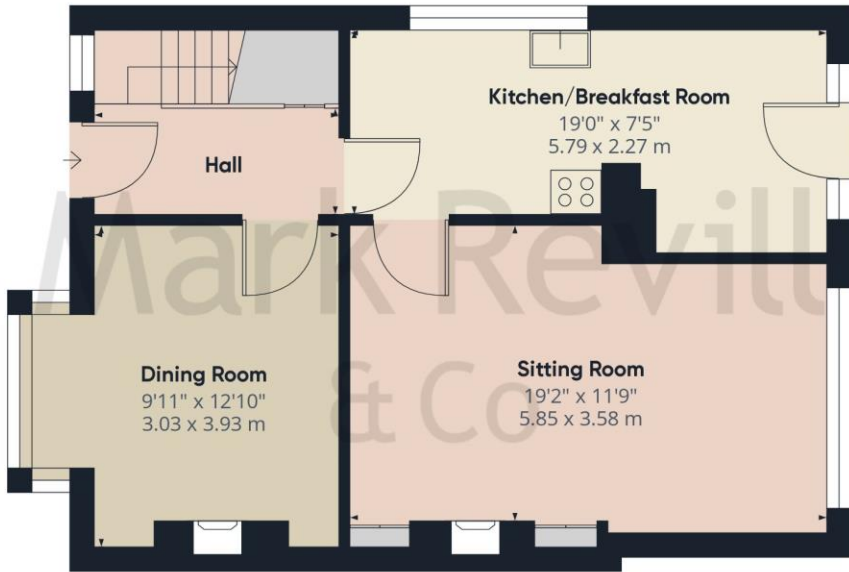
**Detached Garage** 21'6" x 11'8" (6.55m x 3.56m) Up and over door. Light and power and EV charger points. Double glazed window. Double glazed door to garden.

**Own Drive** Offering parking for 2 vehicles.

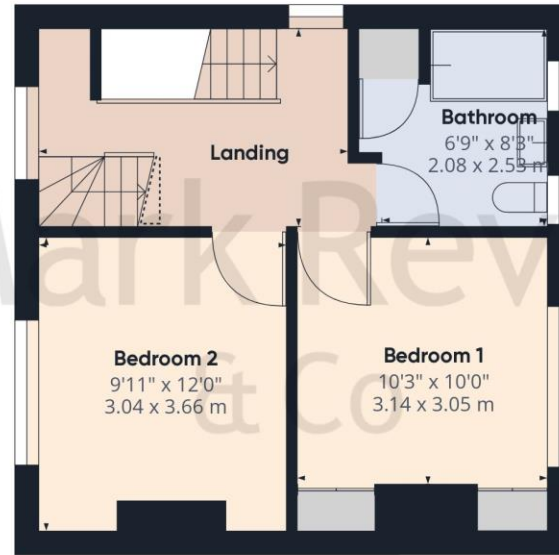
**Front Garden** Laid to lawn with clipped privet hedge to boundaries, border with established hedge, buddleia and rose.

**Lovely West Facing Rear Garden** 50 feet (15.24m) in length x 33 feet (10.06m) in width. Laid to level lawn with pond planted with a variety of established shrubs, herbaceous borders containing acer, fig tree, wisteria, etc. Kitchen garden. **Greenhouse.** Paved sun terrace adjacent to the house with a sheltered paved patio adjacent to the rear of the garage. The garden is fully enclosed by a brick wall, timber fencing and clipped privet hedge offering shelter and seclusion.

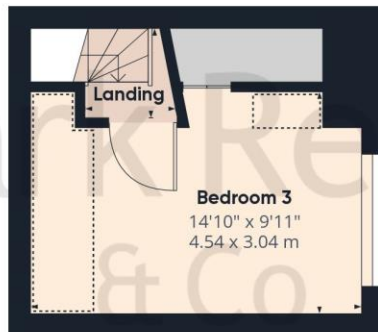




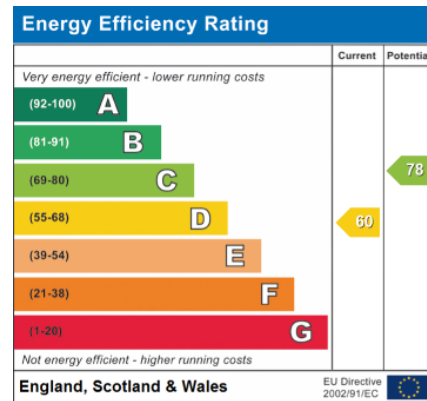
Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1151.21 ft<sup>2</sup>

106.95 m<sup>2</sup>

**Reduced headroom**

34.13 ft<sup>2</sup>

3.17 m<sup>2</sup>

(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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