



Southeast

28 Wood Ride, Haywards Heath, West Sussex. RH16 4NJ



Mark Revill & Co

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28 Wood Ride, Haywards Heath,
West Sussex. RH16 4NJ

Guide Price £350,000

This charming semi detached house of character built in the early 1920's offers bright and spacious accommodation although is in need of modernisation and redecoration. The house offers excellent potential and scope for extension or enlargement into the loft space, subject to obtaining the usual planning consents and is ideal for those who wish to create and remodel a home to their own design and style. The property has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, bathroom downstairs, cloakroom, sitting room, dining room and a kitchen complete with appliances. There is a car port to the side approached by a private drive offering parking for 2 vehicles, there is an integral garden room and cellar and the most attractive rear garden enjoys a favoured westerly aspect and extends to about 36 feet in length arranged mainly as level lawn.

Situated in this much favoured mature location just a short walk to Victoria Park with its tennis courts, the town centre offering a wide range of shops, The Broadway with its array of restaurants and Haywards Heath mainline railway station offering 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 and the town has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 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 is within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Glazed Porch Double glazed replacement front door to:

Hall Understairs cupboard. Radiator. Stairs to first floor.

Cloakroom wc and basin. Double glazed window.

Sitting Room 13' plus 2'7" (0.79m) bay x 11'6" (3.96m x 3.51m) Double glazed square bay window to front. TV aerial point. Radiator. Picture rail. Glazed sliding doors to:

Dining Room 10'7" x 10'3" (3.23m x 3.12m) Tiled fireplace and hearth, fitted gas fire with back boiler. Built-in storage cupboard housing central heating and hot water time control with cupboard over. Picture rail. Double glazed sliding door to raised sun terrace and rear garden.

Kitchen 10'2" x 7'3" (3.10m x 2.21m) Inset stainless steel sink, adjacent worktop, cupboards and **washing machine** under. **Gas cooker**. Matching worktop, cupboard and fridge beneath. Tall **freezer**. Range of wall cupboards. Further wall cupboards. Double glazed window. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing Hatch to part floor boarded loft space offering **scope for conversion to create further accommodation if desired** (subject to the usual

planning consents). Airing cupboard housing pre-insulated hot water cylinder, cupboard over. Double glazed window.

Bedroom 1 14' x 10' (4.27m x 3.05m) Large fitted double wardrobe with drawers beneath. Deep built-in partly shelved storage/wardrobe cupboard. Double glazed window. Radiator. Picture rail.

Bedroom 2 10'4" x 8' (3.15m x 2.44m) Double glazed window. Radiator.

Bedroom 3 9'9" (2.97m) narrowing to 8'8" x 8'1" (2.64m x 2.46m) Double glazed window. Radiator. Picture rail.

Bathroom Suite comprising cast iron bath, independent electric shower over, tiled surround, basin with cupboard beneath, tiled splashback. Radiator. Vinyl flooring.

OUTSIDE

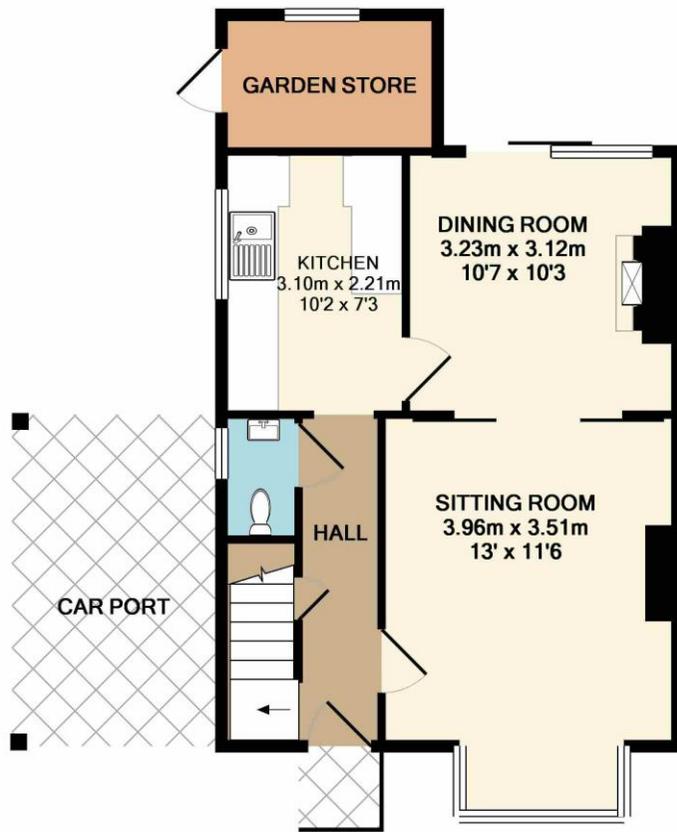
Car Port

Private Drive Offering parking for 2 vehicles.

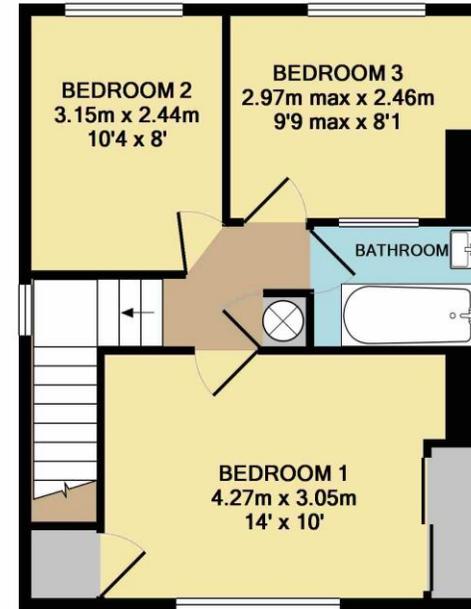
Front Garden Laid to lawn with central shrub, herbaceous borders on two sides containing a variety of established plants and shrubs including camellia, roses, heather, lavender, azaleas and evergreen. Outside light. Clipped privet hedge to party boundary.

Attractive West Facing Rear Garden About 36 feet (10.97m) in length. Arranged mainly as level lawn with concrete and paved pathways to three sides, deep herbaceous border planted with a variety of shrubs including lilac, hydrangea, roses etc. Specimen evergreen. Raised paved terrace adjacent to the house with wrought iron railings and steps down to the garden. **Garden Room** about 9' x 5' (2.74m x 1.52m) with double glazed window and entrance door. Timber platform at the far end with **timber shed**, further **cellar storage**. The garden is fully enclosed by timber fencing.





GROUND FLOOR
APPROX. FLOOR
AREA 43.1 SQ.M.
(464 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.5 SQ.M. (867 SQ.FT.)

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. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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