



15 College Road
Haywards Heath, West Sussex. RH16 1QN



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Guide Price £475,000

This attractive bay fronted Victorian semi detached house of character has been thoughtfully enlarged to create spacious family accommodation arranged over three floors. This excellent home has the benefit of gas fired central heating and double glazed replacement windows and incorporates 4 double bedrooms, en suite 'Jack & Jill' shower room, family shower room, open plan first floor study area, 2 fine reception rooms and a well fitted kitchen. There is off road parking to the front for 2 vehicles and the most attractive south facing rear garden extends to about 78 feet in length arranged on two levels with a raised paved sun terrace and good size lawn with a recently built timber chalet, ideal as a home office.

Situated in this favoured mature location just a short walk to 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, Waitrose and Sainsbury's superstores are close at hand as is the Dolphin leisure complex. Haywards Heath town centre with its wide range of shops is within easy reach including The Broadway with its array of restaurants and bars. The A23 lies just over 5 miles to the west providing a direct route to the



motorway network, Gatwick Airport is just over 12 miles to the north, the cosmopolitan city of Brighton is 15.6 miles 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

Hall Stairs to first floor.

Sitting Room 14'2" into bay x 12'4" (4.32m x 3.76m) Feature cast iron open fireplace with tiled hearth. Wide double glazed bay window to front with plantation shutters. TV aerial point. Natural timber floor.

Dining/Living Room 12'4" x 12'4" (3.76m x 3.76m) into chimney recess. Good size understairs coats/store cupboard. Attractive brick built open fireplace and hearth with timber mantle. Column radiator. Natural timber floor. Double glazed casement door to outside.

Kitchen 9' x 7'6" (2.74m x 2.29m) Well fitted with attractive range of units comprising inset composite sink with mixer tap, adjacent work surfaces, cupboards, drawers and integrated **dishwasher** beneath. Recessed Cannon **cooker** with electric oven, grill and 4 ring gas hob, extractor hood over flanked by wall cupboards. Matching worktop with cupboards and drawer under. Wall cupboard housing newly installed (October 2020) Ideal gas boiler. Double glazed window. Part tiled walls. Tiled floor.

FIRST FLOOR

Landing Radiator with decorative cover. Wide opening to:

Open Plan Study Area 8'11" x 6'9" (2.72m x 2.06m) Double glazed window. Radiator with decorative cover. Wood effect laminate flooring. Stairs to top floor.

Bedroom 1 12'4" x 12'1" (3.76m x 3.68m) plus wardrobe recess. Large fitted triple wardrobe incorporating hanging rails and shelving, floor to ceiling sliding doors (central door mirrored). Double glazed window with plantation shutters. Radiator. Wood effect laminate flooring.

Bedroom 2 8'11" x 7'7" (2.72m x 2.31m) Double glazed window. Radiator.

Shower Room White suite comprising fully tiled glazed shower, close coupled wc, basin with single lever mixer tap, cupboard beneath. Shaver point. Double glazed window. Radiator. Tiled effect vinyl flooring.

TOP FLOOR

Landing

Bedroom 3 12'9" x 11'9" (3.89m x 3.58m) narrowing to 8'9" (2.67m) Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 4 12'10" x 10'7" (3.91m x 3.23m) plus recess. Double aspect. 2 double glazed windows. Radiator. Wood effect laminate flooring.

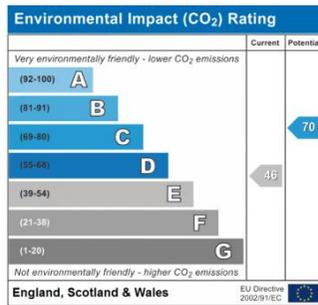
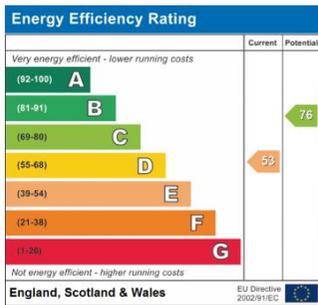
Shower Room Fully tiled shower with glazed door, central recessed basin with single lever mixer tap, tiled splashback, drawer beneath, close coupled wc with recessed shelving over. Extractor fan. Shaver point. Double glazed window. Ceiling downlighters. Vinyl flooring.

OUTSIDE

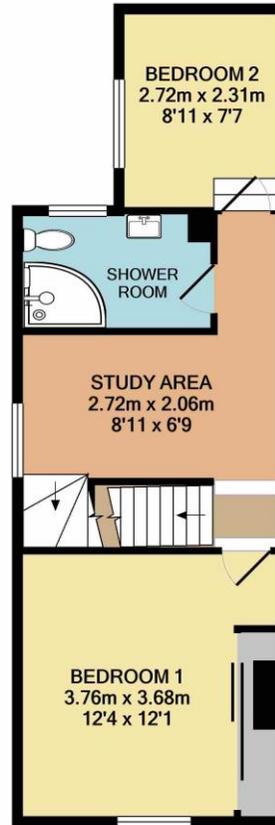
Off Road Parking at Front With space for 2 vehicles. Side access with gate to:

Lovely South Facing Rear Garden About 78 feet (23.77m) in length. Arranged on two levels laid mainly to lawn with central curved paved path flanked by shaped herbaceous borders containing a variety of flowers, plants and shrubs, circular paved patio. Raised paved sun terrace adjacent to the house, **brick built utility outhouse** with light and power points. Water tap. At the far end there is a further paved area. Recently built **timber chalet 23' x 9' (7.01m x 2.74m)** with **electric supply** ideal as a home office if required. Further **garden shed**. The garden is fully enclosed with timber fencing, clipped privet hedge and bamboo at the far end offering shelter and seclusion.

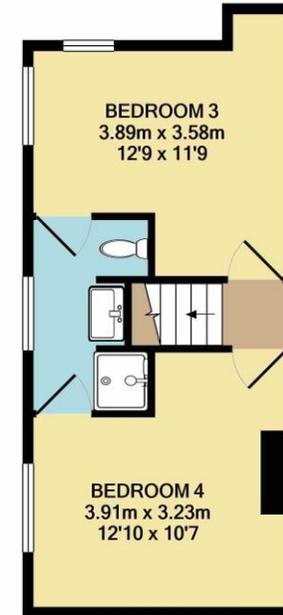




GROUND FLOOR
APPROX. FLOOR
AREA 38.6 SQ.M.
(416 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.9 SQ.M.
(387 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.0 SQ.M.
(302 SQ.FT.)

TOTAL APPROX. FLOOR AREA 102.6 SQ.M. (1104 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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