



**54 Harlands Road**

Haywards Heath, West Sussex. RH16 1LS



**Mark Revill & Co**

## 54 Harlands Road

Haywards Heath, West Sussex. RH16 1LS

Guide Price £375,000

This attractive end of terrace house has been thoughtfully extended to create spacious accommodation arranged over three floors. The property is in need of some updating and redecoration although has the benefit of gas fired central heating and double glazed replacement windows throughout. The house incorporates 3 double bedrooms, bathroom, separate wc (suitable shower room), sitting room with opening to dining room and a kitchen. There is a block paved drive to the front offering parking for 2 vehicles, a garage at the rear with adjacent parking and the delightful rear garden extends to about 92 feet in length arranged mainly as level lawn with paved sun terrace.

Situated in this much favoured established location just a short walk to the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School and Haywards Heath College are close at hand whilst the Dolphin Leisure centre, Sainsbury's and Waitrose superstores are also within the immediate vicinity. The town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants and the A23 lies about 5 miles to the west providing a direct route to the motorway



network. Gatwick Airport is 12.6 miles to the north, the cosmopolitan city of Brighton and the coast is 15 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

**Porch** Glazed panelled front door to:

**Hall** Good size understairs recess with hanging rail and louvre doors. Fitted seat with cupboard under, adjacent storage cupboard. Telephone point.

**Sitting Room** 14' x 12'3" (4.27m x 3.73m) Double aspect. Attractive open fireplace with decorative surround, tiled insert and hearth, fitted live flame coal effect gas fire. TV aerial point. 2 wall light points. Large double glazed picture window to front. Radiator. Wood block flooring. Opening to:

**Dining Room** 10'7" into recess x 7'7" (3.23m x 2.31m) Double glazed window. Radiator. Wood block flooring.

**Kitchen** 10'3" x 9' (3.12m x 2.74m) Inset stainless steel sink, adjacent worktop, cupboard and appliance space with plumbing for washing machine under. Tall storage cupboard, wall cupboards. Matching worktop, cupboards, drawers and storage space under. Recess for cooker with gas point. Further drawer base unit. Space for upright fridge/freezer. Further wall cupboards. 2 double glazed windows. Radiator. Part tiled walls. Tiled floor. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Spiral staircase to top floor. Radiator.

**Bedroom 1** 15' x 9'2" (4.57m x 2.79m) Built-in shelved cupboard. Range of fitted wardrobes with hanging rails and shelving, range of cupboards over. 2 double glazed windows. 2 radiators. Note: This room could easily be re-instated as two smaller rooms creating a study/home office if desired.

**Bedroom 2** L shaped 10'6" x 10'2" (3.20m x 3.10m) Double aspect. Built-in double wardrobe with cupboard over. 2 double glazed windows. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, fitted Triton electric shower, glazed screen, pedestal basin, close coupled wc. Wall mirror and glass shelf. Wall cupboard with mirror doors. Double glazed window. Part tiled walls. Vinyl flooring.

## TOP FLOOR

**Landing** Eaves cupboard.

**Bedroom 3** L shaped 11'7" x 12' (3.53m x 3.66m) narrowing to 7' (2.13m). Eaves storage. 2 double glazed windows.

**Separate wc** Ideally suitable as shower room. White suite comprising inset basin with electric water heater, adjacent top cupboard beneath, low level wc. Door to eaves storage. Double glazed velux window. Wood effect laminate flooring.

## OUTSIDE

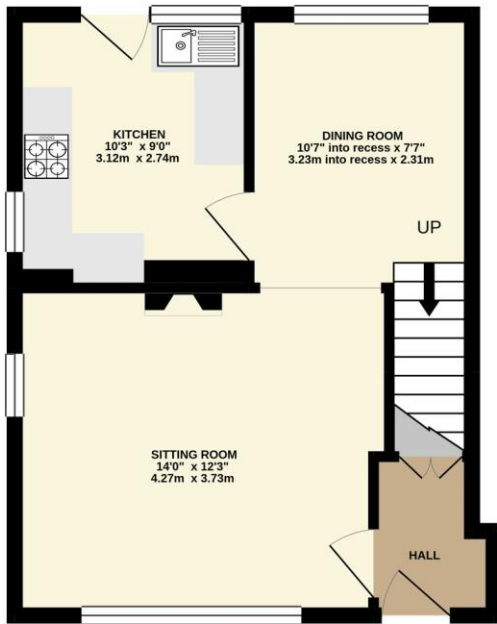
**Block Paved Drive to Front** Offering parking for 2 vehicles.

**Garage** 16' x 8' (4.88m x 2.44m) Located at the rear of the property with up and over door. Light and power points. Held on a separate lease.

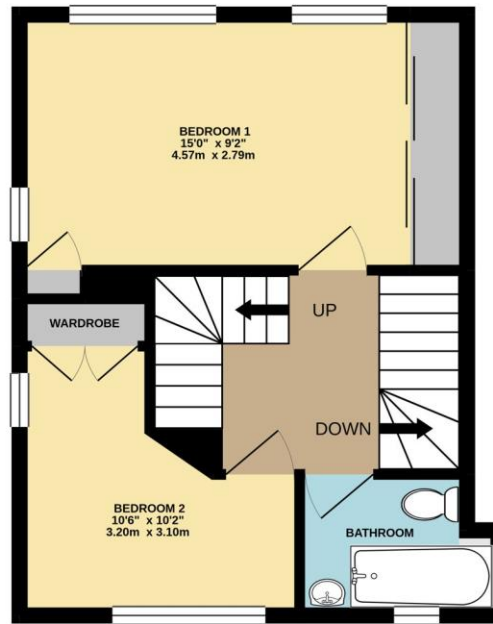
**Lovely Rear Garden** About 92 feet (28.04m) in length. Arranged mainly as level lawn with colour paved sun terrace adjacent to the house. Borders planted with a variety of established shrubs, small trees etc. The garden is fully enclosed with close boarded fencing and a clipped evergreen hedge offering shelter and seclusion. Side access with wrought iron gate to front.



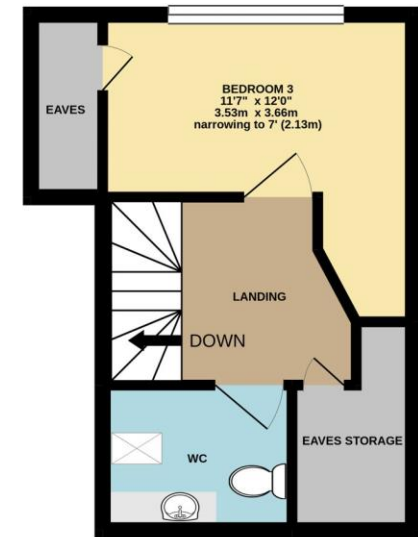
GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



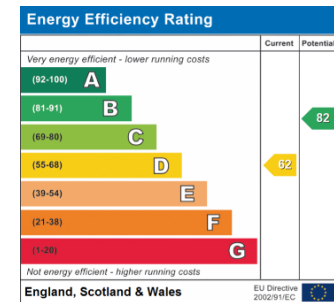
2ND FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

