



58 Edward Road
Haywards Heath, RH16 4QH



Mark Revill & Co

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£420,000

This most attractive bay fronted older style semi detached house of character offers bright and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The extremely well presented accommodation incorporates 3 bedrooms (2 double), bathroom with white suite, a fine sitting room with opening to a well fitted kitchen with dining room complete with oven, hob, fridge/freezer and dishwasher and a superb double glazed conservatory. The house enjoys an open outlook to the rear over the adjacent allotments and features a delightful west facing rear garden extending to about 125 feet in length arranged mainly as level lawn with a paved sun terrace and a range of outbuildings.

Situated in this much favoured established location just a short walk to a Sainsbury's Local and within easy reach of the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the town has a modern leisure centre, a Waitrose and Sainsbury's superstore



and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west via a recently opened bypass 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 Most attractive replacement composite front door with double glazed port hole window to:

Hall Useful understairs cupboard. Double glazed window. Radiator. Wood effect laminate flooring. Staircase with polished wood hand rail to first floor.

Sitting Room 11'7" into bay x 11' (3.53m x 3.35m) Attractive wide double glazed bay window with quarry tiled sill to front. Feature tiled open fireplace with natural timber surround, tiled hearth and timber surround. Corner cupboard with plinth for TV. TV aerial point. Radiator. Natural timber floor. Wide opening to:

Kitchen/Dining Room 15'1" x 10'9" (4.60m x 3.28m)
Kitchen 10'9" x 7'3" (3.28m x 2.21m) Comprehensively fitted with attractive range of units comprising inset corner stainless steel sink with mixer tap, cupboards, drawers and integrated Neff **dishwasher** under, adjacent work surface opening to dining area with cupboard and drawers. Built-in **electric oven** with **4 ring brushed steel gas hob** and AEG brushed steel extractor hood over, adjacent tall integrated Neff **fridge** and **freezer**. Plumbing for washing machine. Good range of wall cupboards and open shelved unit. Worktop lighting. Good size understairs larder/storage cupboard with double glazed window. Double glazed window. Radiator. Part tiled walls. Wood effect laminate flooring. Double glazed door to outside.

Dining Room 10'8" x 9' maximum (3.25m x 2.74m) Arched display niche. 2 wall light points. Natural timber floor. Glazed panelled casement door to:

Superb Double Glazed Conservatory 14' x 13'2" (4.27m x 4.01m) Constructed on a low brick wall with solar controlled tinted double glazing to two sides with vaulted polycarbonate roof. Heated tiled floor. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Meter cupboard. Double glazed window.

Bedroom 1 11'7" into bay x 11' (3.53m x 3.35m) Wide double glazed bay window to front. Radiator.

Bedroom 2 10'9" x 9' (3.28m x 2.74m) Enjoying lovely outlook over the garden and the adjacent allotments. Built-in airing cupboard housing pre-insulated hot water tank and wall mounted Glow-worm gas boiler Double glazed window.

Bedroom 3 7' x 7' (2.13m x 2.13m) Double glazed window. Radiator.

Bathroom White suite comprising P shaped bath with independent shower over, fitted curved screen, pedestal basin with mixer tap, close coupled wc. Radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

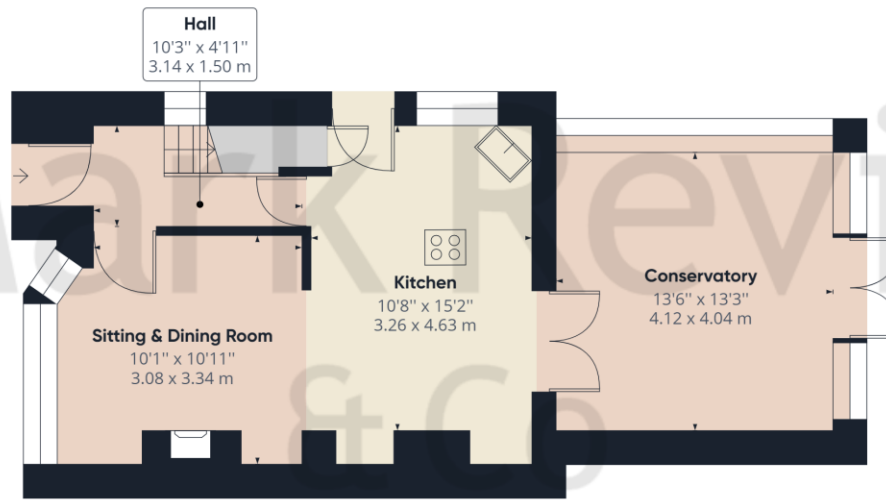
OUTSIDE

Front Garden laid to lawn with herbaceous border, entrance path. Clipped hedge and timber boarded fencing.

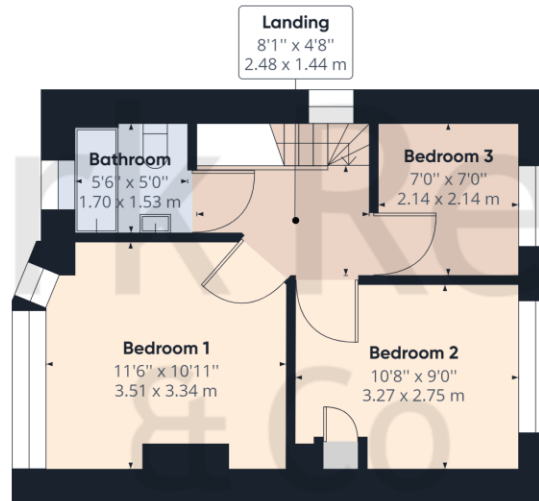
Excellent Scope for Off Road Parking Subject to obtaining the usual consents.

Lovely West Facing Rear Garden About 125 feet (38.10m) in length. Arranged mainly as level lawn, attractive concrete stepping stone path flanked by colourful flower and shrub borders. Paved sun terrace adjacent to the house. **Timber summerhouse/shed. Greenhouse.** Area at the far end ideal location for a home office/studio. The garden is fully enclosed by timber fencing.





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

877.98 ft²

81.57 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

