



**120 Western Road**  
Haywards Heath, RH16 3LN



**Mark Revill & Co**



## 120 Western Road Haywards Heath, RH16 3LN

Guide Price £600,000

This beautifully presented semi detached older style house of character has been the subject of some considerable expenditure over recent years creating a truly delightful family home. The meticulously presented accommodation has been completely redecorated throughout using Farrell & Ball paints, has the benefit of Cat 6 internet cable to all rooms (except dining room) and also extends to the undercover seating area at the end of the garden, gas central heating (column radiators) and double glazing throughout. The property incorporates 4 bedrooms including a top floor main suite with Juliet balcony and shower room, luxury refitted period style bathroom, 2 fine reception rooms (both with period style fireplaces), double glazed conservatory and a superb comprehensively fitted kitchen complete with appliances. There is a double width resin drive to the front offering parking for 2 vehicles and the delightful gardens extending to about 90 feet in length are stocked with an abundance of colourful flowers and plants includes a sheltered seating area, timber shed and large workshop which could ideally suit a home office or recreation room.

Situated in this much favoured mature location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and several well regarded schools catering for all age groups. Haywards Heath mainline station is close at hand offering a fast and frequent





service to central London (Victoria/London Bridge 42-45 minutes) and the town also offers a modern leisure centre, Sainsbury's and Waitrose superstores. The A23 lies about 5 miles to the west 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. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Arched Recessed Porch** Quarry tiled step. Newly installed composite front door flanked by double glazed window to:

**Hall** Useful understairs cupboard. Cast iron column radiator. Painted oak flooring.

**Cloakroom** White suite with wc and concealed cistern, corner basin with Burlington single lever mixer tap. Extractor fan. Ceiling downlighters. Fully tiled walls. Painted oak flooring.

**Sitting Room** 13'4" into bay x 11'9" (4.06m x 3.58m) Most attractive cast iron fireplace with painted moulded timber surround, tiled hearth. TV aerial point. Wide double glazed window with hardwood shutters. Cast iron column radiator. Painted oak flooring.

**Dining Room** 12' x 10'8" (3.66m x 3.25m) Attractive period style fireplace with painted moulded surround. Ornate wall light. Cast iron column radiator. Double glazed casement doors to:

**Double Glazed Conservatory** 9' x 8'10" (2.74m x 2.69m) Polycarbonate roof. Wide double glazed window. Column radiator. Wood effect laminate flooring. Double glazed door to rear garden.

**Kitchen** 14'8" x 8' (4.47m x 2.44m) Comprehensively fitted with a quality range of units with vintage oak effect laminate work surfaces and upstands complete with appliances comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktops, cupboards and drawers under. Fitted **4 ring induction hob** with brushed steel extractor hood over. Range of wall cupboards. Built-in AEG **electric oven**, cupboard and drawers under, cupboard over. Tall brushed steel **fridge/freezer**. Matching worktop, cupboard, integrated **washing machine** and **dishwasher** beneath. Further wall cupboard. Column radiator. Tiled flooring. 2 double glazed windows. Double glazed door to outside.

## FIRST FLOOR

**Landing** Painted oak flooring.

**Bedroom 2** 12' x 11'11" (3.66m x 3.63m) Double glazed window. Space for king size bed. Radiator. Painted oak flooring.

**Bedroom 3** 11'6" x 8'11" (3.51m x 2.72m) plus door recess. Wardrobe recess. Double glazed window. Radiator. Painted oak flooring.

**Bedroom 4** 8' x 7'9" (2.44m x 2.36m) Wardrobe recess. Double glazed window. Radiator. Painted oak flooring.

**Luxury Bathroom** White period style suite complete with Burlington traditional chrome fittings comprising bath with mixer tap and shower attachment, concertina glazed screen, pedestal basin with mixer tap, close coupled wc. Airing/storage cupboard housing Viessmann gas combination boiler. Double glazed window. Fully tiled walls. Tiled floor.



## TOP FLOOR

**Bedroom 1** 14' x 11'7" (4.27m x 3.53m) Feature double glazed casement windows to **Juliet balcony**. Excellent range of pull out wardrobes and storage units incorporating hanging rails and deep drawers. Space for king size bed. Double glazed velux window. Ceiling downlighters. Painted oak flooring.

**En Suite Shower Room** Fully tiled walls. White suite comprising textured shower tray, glazed screen, Burlington traditional rain water and hand held fitments, pedestal basin with Burlington mixer tap, close coupled wc. Ceiling downlighters. Double glazed window. Tiled floor.



## OUTSIDE

**Double Width Resin Drive** Offering parking for 2 vehicles.

**Beautiful Rear Garden** About 90 feet (27.43m) in length. Arranged with artificial lawn with central granite paving flanked by deep herbaceous beds with larch clad garden retaining walls containing an abundance of flowers, plants and shrubs including hydrangeas, verbenas, eucalyptus, acers, specimen grasses etc. At the far end is a covered and sheltered seating area and **timber workshop** (23' x 7') and **shed** (13' x 7'10). Fully enclosed by close boarded fencing.





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.

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