



**44 Boston Road**  
Haywards Heath, RH16 3PX



**Mark Reville & Co**

## 44 Boston Road Haywards Heath, RH16 3PX

£335,000

This traditionally built end of terrace house offers spacious and well planned accommodation. The property is in need of modernisation and redecoration although has the benefit of gas central heating and double glazed replacement windows throughout. The accommodation incorporates 3 bedrooms, bathroom, living room, kitchen/diner plus an integral store. There is a private drive at the front and the attractive south facing rear garden extends to about 60 feet in length.

Situated in this popular established location just a short walk to a local parade of shops and to several well regarded schools in the locality catering for all age groups. Haywards Heath town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 is about 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 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 is within a short drive offering a beautiful natural venue for countryside walking.



## GROUND FLOOR

**Hall** Double glazed replacement front door. Coat hanging space. Recess with high level shelf and electric meter cupboard. Double glazed window. Radiator. Stairs to first floor.

**Living Room** 14'5" x 14'2" (4.39m x 4.32m) narrowing to 11' (3.35m) Fitted gas fire with back boiler. Arched recess. TV aerial point. Double glazed window. Radiator.

**Kitchen/Diner** 13' x 9' (3.96m x 2.74m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, **fridge** and **washing machine** under. Cannon **gas cooker**. Wall cupboard and shelving. Tall built-in shelved larder cupboard. Double glazed window. Radiator. Part tiled walls. Vinyl flooring. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Gas convector heater.

**Bedroom 1** 14'5" x 10' (4.39m x 3.05m) Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Telephone point. Double glazed window. Radiator.

**Bedroom 2** 10'6" x 9'1" (3.20m x 2.77m) Double glazed window. Radiator.

**Bedroom 3** 9'9" plus recess x 7' (2.97m x 2.13m) Recess with fitted shelving. Raised plinth over stairwell. Fitted open shelving. Double glazed window. Radiator.

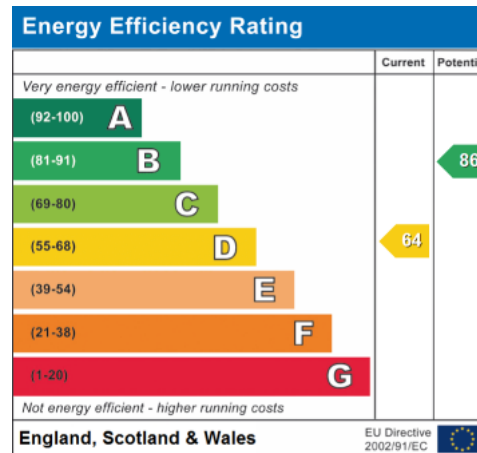
**Bathroom** Suite comprising bath with mixer tap and shower attachment, pedestal basin, close coupled wc. Double glazed window. Radiator. Fully tiled walls. Vinyl flooring

## OUTSIDE

**Private Drive** Wrought iron gate to side access.

**Front Garden** Laid to lawn with several shrubs. Mixed hedge to front boundary.

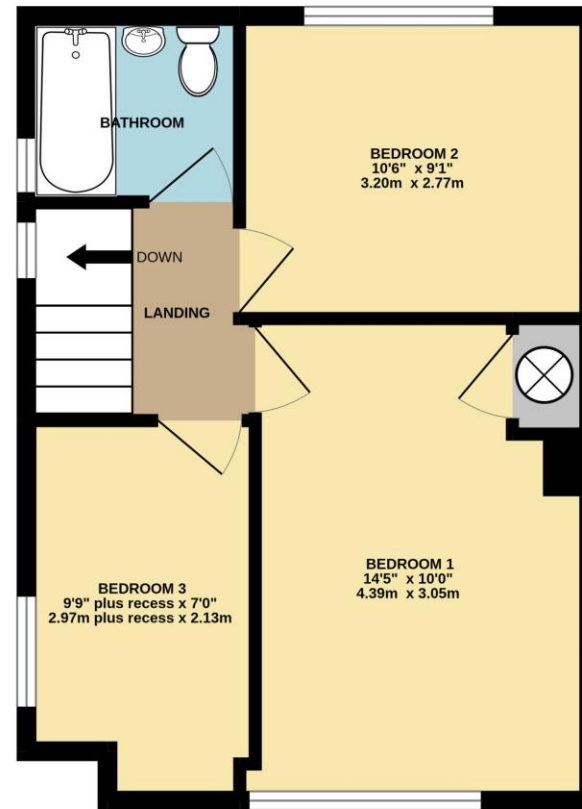
**South East Facing Rear Garden** About 60 feet (18.29m) in length. Arranged mainly as lawn with central paved path, several shrubs and bushes. Integral **garden store** 9' x 4'. **Timber shed. Greenhouse.** The garden is fully enclosed by timber fencing. Side access with integrated store.



GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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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