



**11 Edward Road**  
Haywards Heath, RH16 4QJ



**Mark Revill & Co**



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Guide Price £400,000

This attractive bay fronted semi detached house of character built in the 1930's has been extended to the ground floor. The property is in need of modernisation and redecoration offering an excellent opportunity for those who wish to remodel and renovate a home to their own style and specification. The house has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, bathroom, a large open plan sitting room with living/dining room (over 30 feet in length) and 15'2" long kitchen. The rear garden extends to about 102 feet in length arranged mainly as lawn and the front garden extends to about 30 feet in width offering scope for off road parking, subject to obtaining the usual planning consents.

Situated in this popular mature location just a short walk to a Sainsbury's Local and Princess Royal Hospital. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores and the mainline station providing 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 and the A23 lies about 6 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Porch** Double glazed front door to:

**Hall** Small understairs cupboard. Double glazed window. Radiator. Stairs to first floor.

**Open Plan Sitting room with Living/Dining room** 30'4" x 11'11" (9.27m x 3.38m)

**Sitting Room** Tiled fireplace and hearth with fitted gas fire. Wide double glazed bay window to front. TV aerial point. Telephone point. Radiator with shelf over. Wide opening to:

**Living/Dining Room** Radiator with shelf over. Double glazed sliding door to rear garden.

**Kitchen** 15'2" x 5'0" (4.62m x 1.532m) Stainless steel sink with mixer tap, cupboards and drawer under, adjacent worktop, cupboards and drawers under. Recess for cooker with gas point. Matching worktop, cupboards and drawers under. Wall cupboards. Wall mounted Worcester gas boiler. Understairs shelved and ventilated larder. 2 double glazed windows. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch to loft space. Electric meter. Double glazed window.

**Bedroom 1** 10'2" x 9'6" (3.11m x 2.91m) One wall fitted with built-in wardrobes incorporating hanging rails and shelving with floor to ceiling sliding mirror doors. Double glazed window. Radiator. Picture rail.

**Bedroom 2** 10'8" x 9'2" (3.27m x 2.80m) Airing cupboard housing pre-insulated hot water cylinder, slatted shelved cupboard over. Double glazed window. Radiator. Picture rail.

**Bedroom 3** 7'2" x 6'11" (2.18m x 2.11m) Double glazed window. Radiator. Picture rail.

**Bathroom** White suite comprising bath, tiled surround, low level wc and basin with tiled splashback. Electric wall heater. Double glazed window. Radiator.

## OUTSIDE

**Front Garden** About 30 feet (9.14m) in width. Central path with adjacent flower and shrub planter with heathers, level lawn with stone path surround and flower border, deep herbaceous bed planted with a wide variety of flowers and shrubs including azaleas, grape, hyacinths, etc. Brick built boundary wall with wrought iron entrance gate.

**Long Rear Garden** About 102 feet (31.09m). Arranged mainly as level lawn, planted with a variety of flowers and shrubs including mature azaleas, camellia and geraniums, paved patio adjacent to the house. **Timber shed.** The garden is fully enclosed by timber fencing. Side access with gate to front.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

780.54 ft<sup>2</sup>  
72.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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