



14 Edward Road
Haywards Heath, RH16 4QH

 **Mark Reville & Co**

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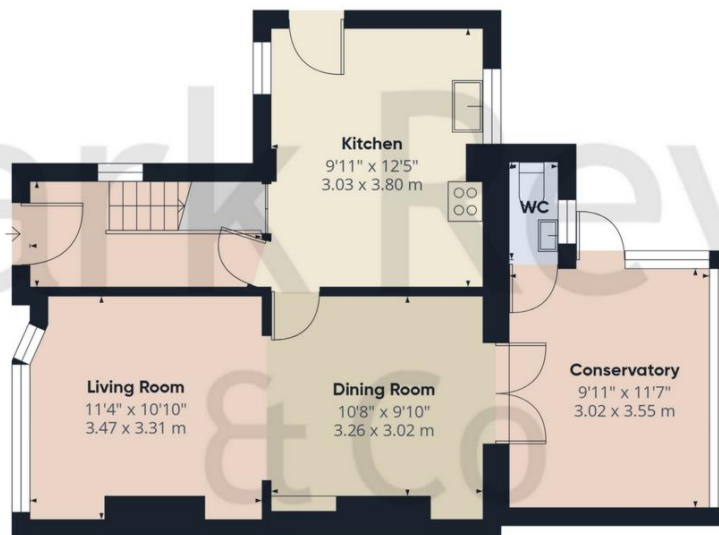
Offers in Excess of £475,000 Freehold

A delightful extended three bedroom semi-detached home, offering well presented and versatile accommodation ideal for modern family living. The ground floor comprises a contemporary kitchen featuring a tiled floor, handy side access and a charming coffee nook. A spacious living and dining room provides an inviting setting for both everyday living and entertaining, boasting feature fireplaces and original floorboards that add character and warmth. Completing the ground floor is a generous conservatory, designed for year round use, overlooking the garden and complemented by a convenient downstairs WC. Upstairs, the property offers three well proportioned double bedrooms, one with the benefit of an en suite toilet, alongside a modern family bathroom. Outside, the delightful rear garden has been beautifully landscaped and features tiered lawns, a large patio area ideal for outdoor dining and an attractive outlook. To the front of the property there is off road parking, adding further convenience. This charming home perfectly combines character features with contemporary living in a highly appealing setting.

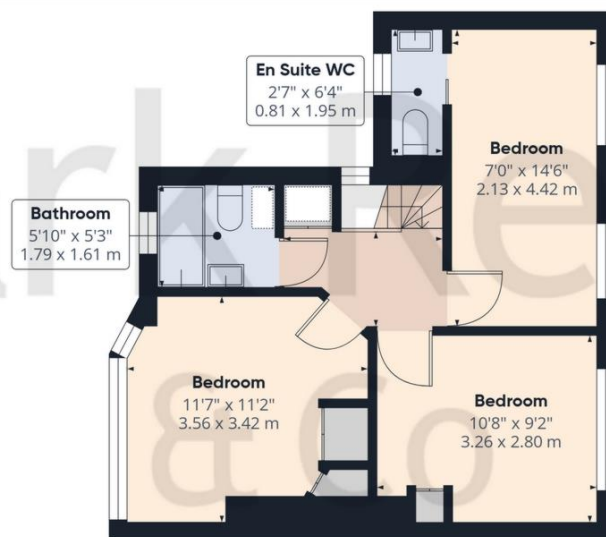
Situated at the end of a quiet close within walking distance of a Sainsbury's Local and of the town centre with its wide range of shops and array of restaurants. Haywards Heath mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several good schools in the locality catering for all age groups and the town offers several parks, a modern leisure centre and a Sainsbury's and Waitrose superstore. The A23 lies about 6 miles to the west via the by pass providing a direct route to the motorway network, whilst Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton is just over 14 miles to the south.







Ground Floor



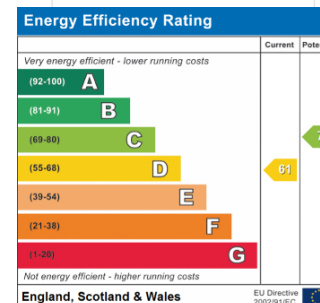
Floor 1



Approximate total area⁽¹⁾

944 ft²

87.7 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

 Mark Revill & Co