



**16 Edward Road**  
Haywards Heath, RH16 4QH



**Mark Revill & Co**

## 16 Edward Road Haywards Heath, RH16 4QH

£390,000

This most attractive bay fronted semi detached house of character occupies a delightful location at the end of a quiet cul-de-sac. The bright and well planned accommodation has the benefit of gas central heating and double glazing, was re-roofed in 2019 and the electrical system has been updated. The accommodation comprises: 3 bedrooms, bathroom, 2 reception rooms and an extended kitchen/breakfast room. There is off road parking to the front with path to a sheltered paved seating area and the south east facing rear garden extends to about 72 feet in length, 42 feet in width at the widest point and is arranged with lawns and large productive vegetable garden with several fruit trees and bushes.

Situated in this popular established location just a short walk to a Sainsbury's Local and to the Princess Royal Hospital, also a 5 minute walk to a local bus stop. The town centre is within walking distance offering a wide range of shops including The Broadway with its array of restaurants. The town also offers a modern leisure centre, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to



central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is about 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 is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Porch** uPVC panelled front door to:

**Hall** Telephone point. Double glazed window. Radiator. Wood effect vinyl flooring. Stairs to first floor.

**Sitting Room** 11'3" x 11'1" (3.43m x 3.38m) Attractive Adam style fireplace with decorative surround, polished stone insert and hearth, fitted live flame coal effect gas fire. TV aerial point. Wide double glazed leded light double glazed window to front. Radiator. Picture rail.

**Dining Room** 11'1" x 10'9" (3.38m x 3.28m) Double glazed window. Radiator. Picture rail. Wood effect vinyl flooring.

**Kitchen/Breakfast Room** 10'11" x 10'2" (3.33m x 3.10m) Fitted with Howdens units comprising inset stainless steel bowl and a half sink, adjacent L shaped worktop, cupboards and drawers under. Built-in **electric oven**, fitted **4 ring gas hob** and concealed extractor hood over flanked by wall cupboard and plate rack, tall pull out larder unit. Wall cupboard housing Combination Baxi gas boiler. Long fitted worktop with drawers and appliance space with plumbing for washing machine and dishwasher under. Walk-in shelved **pantry** with worktop, base cupboard, double glazed window and lighting. Further built-in storage cupboard. Double glazed to one side with vaulted polycarbonate roof. Part tiled walls. Tiled effect vinyl flooring. Double glazed casement doors to rear garden.

## FIRST FLOOR

**Landing** Hatch to loft space. Trip switches and electric meter. Double glazed window. Radiator.

**Bedroom 1** 11'6" x 11'2" (3.51m x 3.40m) Wide double glazed leded light bay window to front. Tiled fireplace. Radiator. Picture rail.

**Bedroom 2** 10'8" x 9'1" (3.25m x 2.77m) Airing/linen cupboard with slatted shelving. Double glazed window. Radiator. Picture rail.

**Bedroom 3** 7'3" x 7' (2.21m x 2.13m) Double glazed window. Radiator. Picture rail.

**Bathroom** White suite comprising bath with traditional mixer tap and telephone style shower attachment, independent Mira shower over, basin on tiled pedestal, low level wc. Radiator. Double glazed window. Fully tiled walls. Vinyl flooring.

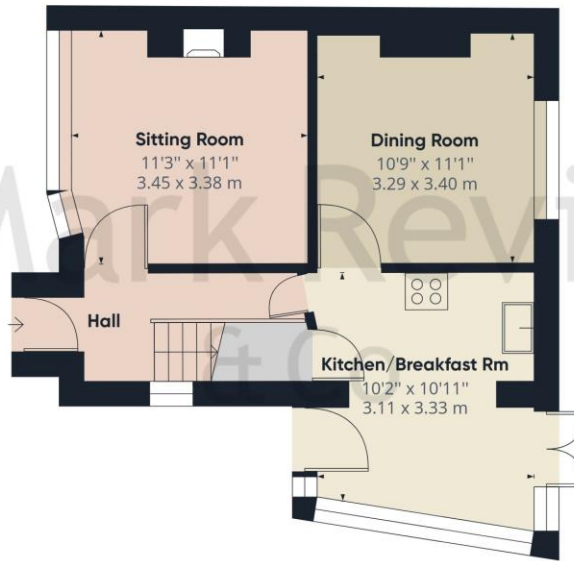
## OUTSIDE

### Off Road Parking

**Front Garden** Sheltered paved seating area screened by mature beech hedge and planted with a variety of flowers, climbing roses and orange blossom. Side access to:

**Large South East Facing Rear Garden** Extending to about 72 feet (21.95m) in length with a maximum width at the far end of 42 feet (12.80m). Arranged on three tiers with tarmac path adjacent to the house, steps up to a lawn with stepping stone path to further steps flanked by stone retaining walls, central path with adjacent lawn and large vegetable garden, established apple and plum tree, mature fruit trees and bushes, acer, lilac, verbena, etc. **2 timber sheds**. Water tap. Wall mounted rotary ailer. The garden is fully enclosed with timber fencing and a mixed established hedge to the rear and southern boundaries.





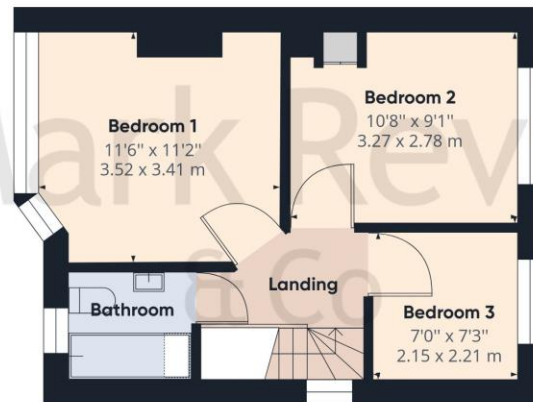
Ground Floor



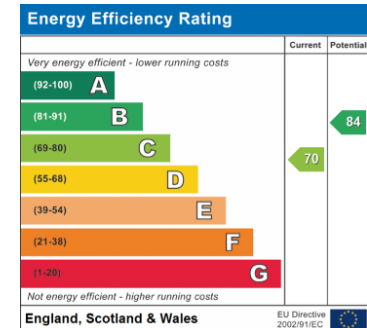
Approximate total area<sup>(1)</sup>

754.29 ft<sup>2</sup>

70.08 m<sup>2</sup>



Floor 1



(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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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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