



10 Haywards Road
Haywards Heath, RH16 4HT



Mark Revill & Co

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Guide Price £750,000

This splendid bay fronted semi detached Victorian house of character offers bright, generously proportioned and sympathetically presented accommodation arranged over three floors. This delightful home retains many features of the Victorian era including sash windows, a fine staircase with decorative balustrade and panelled internal doors and incorporates 4 double bedrooms, a first floor home office/nursery (ideal en-suite shower room), bathroom, a fine sitting/living room with handsome open fireplace, an excellent fitted kitchen/breakfast room, a useful utility area and downstairs wc. There is a private drive to the front and a particular feature of the property is the delightful west facing rear garden extending to about 108 feet in length arranged with a two-tier paved sun terrace and a good size level lawn.

Situated in this sought after mature and central location backing onto Victoria Park with its tennis courts and just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to 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 town has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.4 miles to the north and the cosmopolitan city of Brighton and the coast is 14.4 miles 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

Recessed Porch Most attractive leaded light panelled front door to:

Spacious Hall Good size understairs storage cupboard. Dado rail. Handsome staircase with decorative balustrade to first floor.

Sitting and Living Room 26'5" into bay x 13'7" (8.05m x 4.14m) narrowing to 12' (3.66m). Double aspect. Wide bay sash window to front with upper stained glass panels. Feature period open fireplace with moulded surround and decorative cast iron fire back. Recessed storage cupboard on either side of fireplace with open book/display shelving over. TV aerial point. 2 radiators. Deep ceiling corning.

Kitchen/Dining Room 23' x 10'6" (7.01m x 3.20m) narrowing to 9'4" (2.84m) Comprehensively fitted with an attractive range of shaker style units comprising inset stainless steel sink with mixer tap, extensive L shaped worktop, cupboards, drawers and appliance space under with plumbing for dishwasher. Recess for range cooker. Adjacent worktop with cupboards under. Tall fridge/freezer housing unit, adjacent wall cupboard. Range of wall cupboards including glazed cabinets. Arched shelved recess. Large built-in shelved storage cupboard. Extractor fan. Sash window. Wall mounted central heating and hot water time control. Radiator. Tiled floor. Half glazed door to rear lobby.

Note: The kitchen appliances are available subject to negotiation.

Rear Lobby Good size built-in **utility cupboard** housing ideal gas boiler, plumbing for washing machine, space for tumble dryer and wall cupboard. Double glazed window. Tiled floor. Part glazed panelled door to outside.

Downstairs wc Low level wc, corner basin with tiled splashback. Double glazed window. Radiator. Tiled floor.

FIRST FLOOR

Split Level Landing Decorative stair balustrade. Radiator. Dado rail. Stairs to top floor.

Bedroom 1 14'3" into bay x 12'4" into recess (4.34m x 3.76m) Wide sash bay window to front with stained glass upper panels to front. Radiator.

Bedroom 2 12' x 11'9" (3.66m x 3.58m) into recess. Built-in double wardrobe and tall shelved cupboard. Airing cupboard housing pre-insulated hot water cylinder. Recessed open shelving. Sash window. Radiator.

Bedroom 3 9'4" x 9' (2.84m x 2.74m) Fitted double wardrobe. Book/display shelving. Sash window. Radiator.

Home Office/Nursery 8'6" x 5' (2.59m x 1.52m) **Ideally suitable as an en suite shower room.** Fitted shelving. Sash window. Radiator.

Bathroom White suite comprising bath with mixer tap, independent Mira shower over, fitted rail and curtain, fully tiled surround, pedestal basin, low level wc. Electrically heated chromium ladder towel warmer. Shelved cupboard, cupboard beneath. Shaver point. Sash window. Radiator. Tiled floor.

TOP FLOOR

Bedroom 4 14'7" x 12'7" (4.45m x 3.84m) maximum. Double aspect with sloping ceilings on two sides incorporating 3 double glazed velux windows. Open shelving in chimney recess. Fitted double wardrobe and adjacent shelved cupboard, adjacent recessed shelving. Access to eaves. Telephone points. Radiator. Wood effect laminate flooring.

OUTSIDE

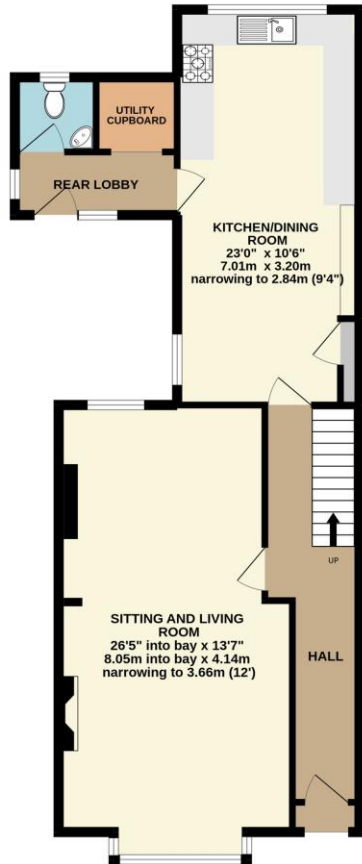
Private Drive

Front Garden Laid to lawn with mature magnolia tree, shrub bed. The garden is partially enclosed with clipped mixed hedges.

Beautiful West Facing Rear Garden About 108 feet (32.92m) in length. Arranged with a raised paved sun terrace with stone retaining walls, adjacent paved area with **timber shed**. Large well-kept lawn interspersed with clipped hedges, deep herbaceous border planted with a variety of flowers, shrubs and small trees including 2 apple, pear and damson trees with deep bed at the far end. Small enclosed courtyard garden adjacent to the kitchen and rear lobby. The garden is fully enclosed by timber fencing and clipped mixed hedging to the party boundaries with mature trees planted beyond the rear boundary offering the garden shelter and seclusion.



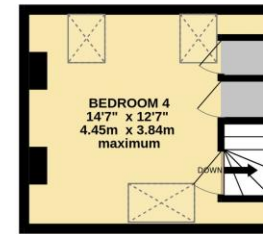
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOP FLOOR
201 sq.ft. (18.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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