



50 Edward Road
Haywards Heath, West Sussex. RH16 4QH

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£475,000

This splendid imaginatively extended older style semi detached house of character offers bright, spacious and well designed family accommodation. The exceptionally well presented and stylish interior has the benefit of gas fired central heating and double glazed replacement windows throughout, features a superb open plan living/dining room with comprehensively fitted kitchen with double glazed bi-fold doors opening to the garden, a top floor main bedroom suite with shower room and in addition there are 2 further double bedrooms, a newly refitted bathroom and a fine sitting room with wood burner. There is off road parking to the front for 2 vehicles and the most attractive west facing rear garden extends to about 85 feet in length arranged with raised timber decking opening to a level lawn with a **timber chalet** to the far end ideally suitable as a home office or recreation room.

Situated in this much favoured established location just a short walk to a Sainsbury's local, the Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway offering an array of restaurants. Haywards Heath mainline station is close at hand 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 also has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is 13.8 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

Entrance Hall Attractive double glazed composite front door. Understairs cupboard, coat and shoe storage.

Sitting Room 11'5" x 11' (3.48m x 3.35m) A fine room with Morso cast iron wood burning stove on slate hearth with timber mantle. TV aerial point. Wide double glazed bay window to front with plantation shutters. Radiator. Natural timber flooring.

Superb Kitchen with Living/Dining Room 22' x 16'6" (6.71m x 5.03m) narrowing to 14'7" (4.45m) (average). Comprehensively fitted with a quality range of shaker style units with silestone work surfaces comprising island unit incorporating breakfast bar with inset sink with mixer tap, cupboard, bin storage and integrated **dishwasher** under. Extensive matching work surfaces, cupboards and numerous drawers under. Recess for range cooker with concealed extractor fan over. Good range of wall cupboards and plate rack units. Integrated tall **fridge/freezer**. Utility cupboard housing plumbing for washing machine. Ample space for dining table. Cupboard housing Worcester gas boiler. Natural timber flooring. Double glazed window. Double glazed bi-fold doors with integrated venetian blinds to sun deck and garden.

FIRST FLOOR

Landing Double glazed window. Door to:

Inner Landing Coat hanging space. Good size understairs storage cupboard. Stairs to top floor.

Bedroom 2 11'10" into bay x 11' (3.61m x 3.35m) Wide double glazed bay window to front. Painted timber floor. Radiator.

Bedroom 3 10'8" x 9' (3.25m x 2.74m) Double glazed window. Radiator.

Bathroom Refitted (in 2020) with white suite comprising bath with mixer tap, independent shower over with rain water and hand held fitments, oval counter mounted basin with single lever mixer tap, cupboard beneath, close coupled wc. Built-in airing cupboard housing pre-insulated hot water cylinder. Heated chromium towel warmer/radiator. Shaver point. Ceiling downlighters. Fully tiled walls. Decorative tiled flooring.

TOP FLOOR

Bedroom 1 14'5" x 12' (4.39m x 3.66m) narrowing to 9'3" (2.82m) Built-in double wardrobe and adjacent cupboard, further built-in wardrobe. Door to eaves storage. 2 double glazed windows with plantation shutters. Radiator. Wood effect laminate flooring.

En Suite Shower Room Fully tiled walls. Glazed shower cubicle with Mira fitment, basin with single lever mixer tap, drawers under, close coupled wc. Heated chromium ladder towel warmer/radiator. Tiled flooring.

OUTSIDE

Off Road Parking to Front Block paved offering space for 2 vehicles. Steps to one side and shrub bed to front entrance.

Lovely West Facing Rear Garden About 85 feet (25.91m) in length. Arranged with raised L shaped timber decking extending the width of the house with picket fencing and central gates to steps opening to long lawn planted with a variety of shrubs and small trees including palm trees, raised flower border with rendered retaining wall. **Timber Chalet** 15'2" x 11'10" (4.62m x 3.61m), ideal as a home office/recreation room with light and power points. Gate to the side with access to **timber shed**. Area to the side of the house with water tap and gate to front.

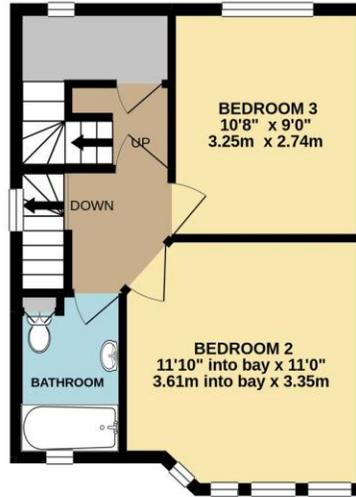


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		83
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

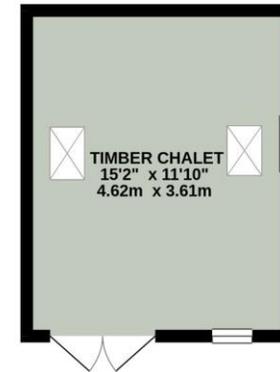
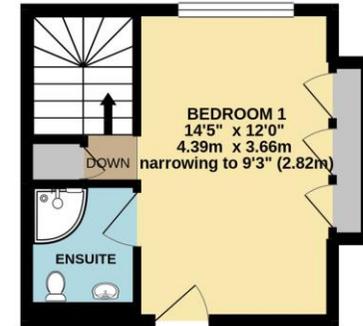
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1219sq.ft. (113.3 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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