



39 Triangle Road
Haywards Heath, RH16 4HN

■ ■ ■ Mark Reville & Co

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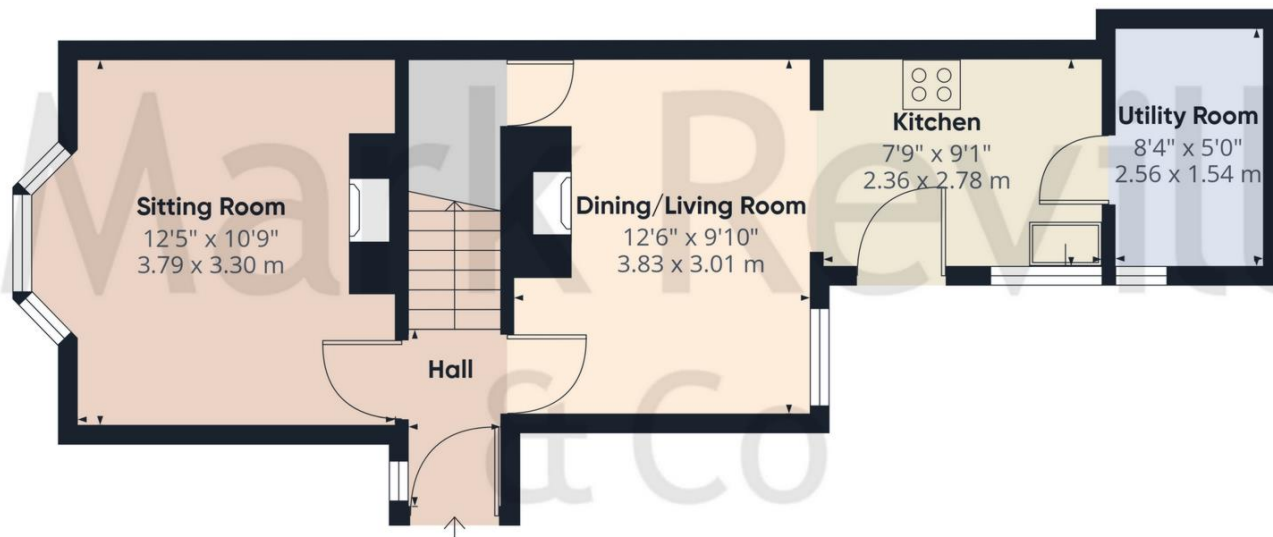
Offers In Excess of £400,000 Freehold

A charming 2 bedroom bay fronted Victorian semi-detached house, ideally situated in a convenient central location. This delightful home has been tastefully refurbished while retaining many original period features, including sash windows, stripped pine doors, decorative cast iron fireplaces and natural timber floors. The property offers well balanced accommodation comprising a welcoming entrance hall, a cosy sitting room with a sash bay window and open fireplace with wood burning stove and a spacious dining/living room with multi-fuel burner and understairs storage. The kitchen is fitted with a range of wall and base units, an oven with 4 ring electric hob and has direct access to the rear garden, with a useful utility room beyond. Upstairs, the landing leads to two good sized bedrooms, one with a walk-in dressing area/cupboard, both featuring ornate fireplaces and a generous family bathroom. To the front is a pretty, well stocked garden with side access to the attractive west facing rear garden measuring approximately 40 feet in length. It is arranged with a raised L-shaped timber sun deck, timber shed, gravel and paved seating areas, lawn and richly planted borders. The garden offers excellent privacy and is fully enclosed by timber fencing. This is a wonderful opportunity to acquire a period home full of charm, in a desirable and well connected location

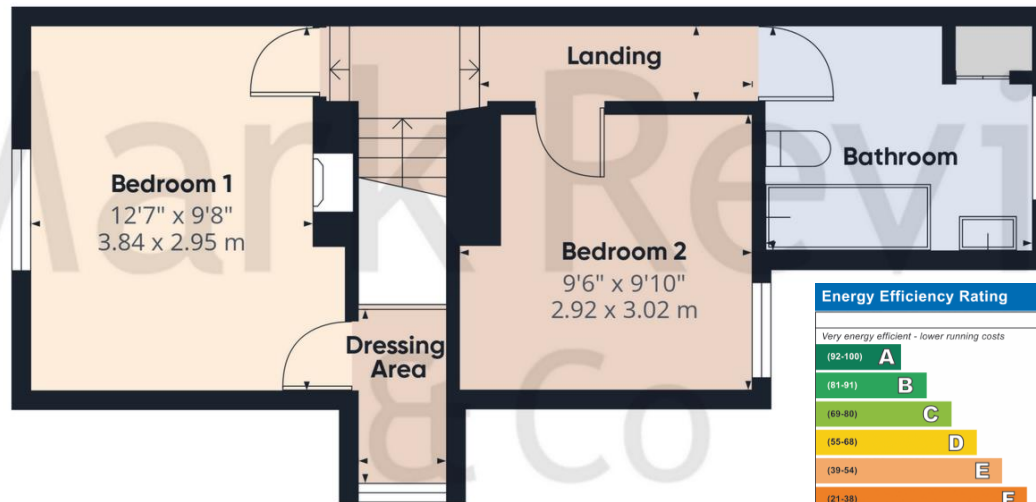
This characterful home enjoys a prime central location within easy walking distance of Haywards Heath town centre, which offers an excellent range of shops, cafés, and restaurants. Haywards Heath's mainline railway station is close by, providing fast and frequent services to London (Victoria and London Bridge in approximately 45 minutes), making it ideal for commuters. The A23 is just five miles to the west, giving swift access to Gatwick Airport (15 miles), Brighton and the national motorway network. The area is well served by highly regarded schools, scenic parks and leisure facilities, including a modern gym complex and a Waitrose and Sainsbury's superstore.



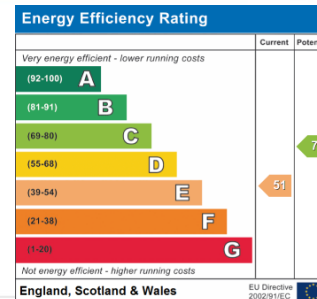




Ground Floor



Floor 1



Approximate total area⁽¹⁾

767 ft²
71.4 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.

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