



74 Haywards Road
Haywards Heath, RH16 4JB



Mark Reville & Co

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Guide Price £750,000

This exceptional semi detached house of character has been thoughtfully and skilfully extended to create extremely spacious family accommodation arranged over three floors. This splendid home has been the subject of some considerable expenditure over recent years creating a stylish contemporary interior incorporating 4 bedrooms, dressing room (ideally suitable as an en suite shower room), 2 luxury shower/bathrooms, a fine sitting room, home office and a stunning open plan L shaped living/dining room with bespoke kitchen complete with appliances. There is a car port approached by a private block paved drive and turning area offering parking for several cars and the delightful rear garden extending to about 70 feet in length enjoys a favoured westerly aspect and is arranged with a black stone paved and stone filled sun terrace opening to a level well-tended lawn with borders planted with specimen grasses.

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 offering a 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 13.6 miles to the north and the cosmopolitan city of Brighton and the coast is 14 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 RENT

Hall Approached by attractive double glazed replacement panelled front door. Understairs cupboard. Double glazed window. Radiator. Engineered strand woven bamboo flooring. Ceiling cornicing. Stairs to first floor.

Cloakroom wc with concealed cistern, basin with single lever mixer tap, tiled splashback. Display shelf. Engineered strand woven bamboo flooring.

Sitting Room 11'9" x 10'3" (3.58m x 3.12m) Most attractive red brick open fireplace with moulded timber surround, slate hearth. Recessed cupboard with open book/display shelving on either side of chimney breast. Wide double glazed bow window to front. Radiator in bay. Ceiling cornicing. Picture rail. Bi-folding doors to:

Superb Kitchen 15'4" x 10'8" (4.67m x 3.25m) Comprehensively fitted with bespoke range of contemporary black units with work surfaces comprising inset stainless steel bowl with single lever mixer tap, adjacent L shaped Caesar stone work surface, cupboards, drawers and integrated **dishwasher** under. **2 built-in AEG ovens**, deep drawers beneath, tall cupboards over. Integrated **microwave oven**, drawers beneath. Range of tall wall cupboards with lighting beneath. Integrated tall **fridge** and **freezer**. Island unit with granite breakfast bar/worktop, deep drawers beneath, space for breakfast stools. Fitted **AEG 4 ring induction hob** with suspended cylindrical extractor hood over. Chimney recess. Deep cornicing. Ceiling downlighters. Engineered strand woven bamboo flooring.. Wide opening to:

Living Room & Dining Room 12'3" x 8'11" (3.73m x 2.72m) and 13'6" x 8'4" (4.11m) x 2.54m). A splendid double aspect room with feature double glazed ceiling lantern. Wall recess for TV. 3 tall double glazed windows. Further double glazed window and double glazed bi-fold doors to rear garden. 2 vertical contemporary radiators. Engineered strand woven bamboo flooring.

Home Office 12'1" x 8'9" (3.68m x 2.67m) Tall fitted storage cupboard, cupboard over. Recess for desk with shelf and high level cupboards over. Electric meter cupboard. Radiator. Ceiling downlighters. Engineered strand woven bamboo flooring. Double glazed door to outside.

Utility Room 5'7" x 4'9" (1.70m x 1.45m) Fitted timber worktop with inset stainless steel sink with mixer tap, tiled splashback, cupboards and appliance space with plumbing for washing machine under. Range of timber open shelving. Wall mounted Worcester gas boiler. Recessed shelved unit. Double glazed window. Ceiling downlighters. Engineered strand woven bamboo flooring.

FIRST FLOOR

Landing Double glazed window. Ceiling cornicing. Stairs to top floor.

Bedroom 1 11'9" x 11'5" (3.58m x 3.48m) 2 fitted double wardrobes. Recessed base storage cupboard and open display/book shelving on either side of chimney breast. Wide double glazed bow window to front. Radiator in bay. Picture rail. Sliding door to:

Dressing Room/Study 6'9" x 6'6" (2.06m x 1.98m) **Ideally suitable as an en suite shower room** if desired. Double glazed window.

Bedroom 2 11'4" x 10'7" (3.45m x 3.23m) Fitted double wardrobe. Double glazed window. Radiator. Picture rail.

Luxury Family Bathroom Refitted with contemporary white suite comprising double ended bath with central mixer tap, rain water and hand held shower fitments over, rectangular basin with single lever mixer tap, tiled splashback, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. 2 double glazed windows. Attractive patterned tiled floor.

TOP FLOOR

Landing Tall built-in storage cupboard. Double glazed window and velux.

Bedroom 3 11'10" x 7'2" (3.61m x 2.18m) Enjoying superb open views over the town to the South Downs. Double glazed window. Radiator.

Bedroom 4 12' x 7'2" (3.66m x 2.18m) Door to eaves storage. 2 double glazed velux windows. Radiator.

Shower Room Fully tiled shower with rain water fitment, bi-fold glazed door, close coupled wc, basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Double glazed window. Ceiling downlighters. Patterned tiled floor.

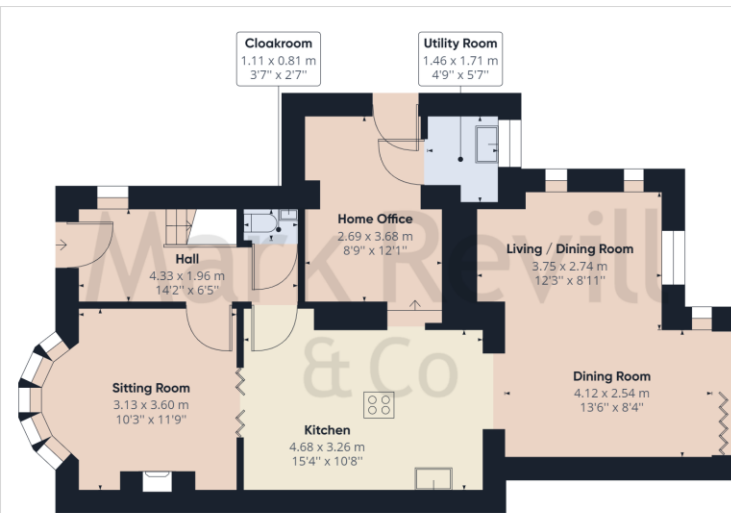
OUTSIDE

Car Port

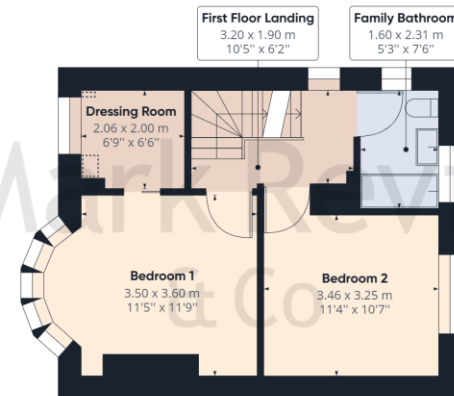
Block Paved Drive and Turning Area Offering parking for several vehicles. Raised timber flower planter. Low brick wall and timber fencing to the boundaries. Side access gate to:

Lovely West Facing Rear Garden About 70 feet (21.34m) in length. Beautifully kept, arranged with paved sun terrace adjacent to the house with raised planters with specimen grasses, box hedge planted border, adjacent stone filled seating area with barbeque area and outside tap. Level well-tended lawn with borders planted with a variety of grasses and established hawthorne tree. **Timber clad steel shed**. The garden is enclosed by mixed hedge, timber fencing and a screening to evergreens to the rear boundary offering shelter and seclusion.

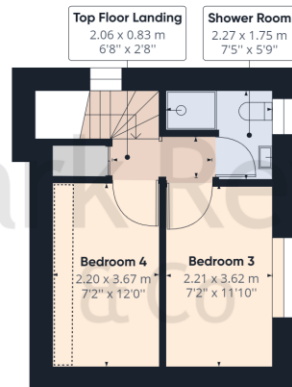




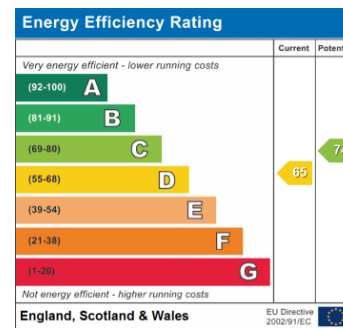
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1426.64 ft²
132.54 m²

Reduced headroom

19.65 ft²
1.83 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

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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