



Tomato Cottage, 63 Kents Road
Haywards Heath, RH16 4HQ

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£475,000

This splendid Victorian semi detached house of character has been thoughtfully extended to create a truly delightful bright and spacious family home. The extremely well presented accommodation incorporates 3 good size bedrooms, en suite shower room to the main bedroom, a refitted bathroom with shower, fine sitting room and features a superb open plan living room with comprehensively fitted kitchen/dining room complete with appliances. There is off road parking to the front and the delightful rear garden extends to about 104 feet in length arranged with a sheltered paved sun terrace, large lawn and incorporates a newly constructed timber built **home office/chalet** with power and internet points.

Situated in this much favoured mature location in a no through road just a short walk to a Sainsbury's Local and to the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups, Victoria Park with its tennis courts is close by and the mainline station is within walking distance providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore and is located just 5 miles west of the A23 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 are a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby uPVC double glazed replacement front door. Ample coat hanging space. Attractive patterned tiled floor.

Sitting Room 12'5" x 11' (3.78m x 3.35m) Handsome cast iron wood burning stove on brick hearth. TV aerial point. Double glazed window with plantation shutters. Column radiator. Picture rail. Natural timber floor.

Superb Open Plan Living Room with Kitchen/Dining Room Wood effect Herringbone style quality vinyl flooring throughout.

Living Room 16'10" x 8'3" (5.13m x 2.51m) Double glazed window with plantation shutters. Column radiator. Double glazed casement doors to rear garden. Wide opening to:

Kitchen/Dining Room 18'9" x 12'5" (5.72m x 3.78m) *narrowing to 7'8" (2.34m)* Comprehensively fitted with a quality range of shaker style units with quartz work surfaces and upstands comprising inset enamel butlers sink with brass mixer tap, adjacent drainer/work surface, cupboard, bin storage, integrated **dishwasher** and **washing machine** under. Matching worktops, drawers, cupboard/shelving under. Richmond **electric range cooker** with induction hob and 2 ovens, extractor hood over. Tall wall cupboard. Space for American style fridge/freezer, cupboard over, adjacent tall pull out wire basket larder unit. Built-in shelved cupboard, cupboard over, adjacent understairs cupboard. Island unit with matching top/breakfast bar, cupboards and drawers under. Telephone/internet point. Column radiator. Ceiling downlighters. Stairs to first floor.

Utility Area Space for tumble dryer. Double glazed window. Column radiator. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Large built-in slatted shelved airing cupboard. Further eye level cupboard.

Bedroom 1 12'6" x 10'11" (3.81m x 3.33m) Attractive original cast iron fireplace with timber surround. Good size built-in double wardrobe with louvre doors. Double glazed window. Radiator. Picture rail.

En Suite Shower Room White suite comprising fully tiled glazed shower cubicle with traditional rain water fitment, pedestal basin with tiled splashback, close coupled wc. Extractor fan. Double glazed window. Ceiling downlighters. Vinyl flooring.

Bedroom 2 10'4" x 8'3" (3.15m x 2.51m) Hatch to further loft space. Double glazed window. Radiator. Picture rail.

Bedroom 3 9'3" x 6'1" (2.82m x 1.85m) Double glazed window. Radiator. Picture rail.

Spacious Bathroom with Shower White suite comprising bath with traditional mixer tap and telephone style shower attachment, tiled surround, pedestal basin, fully tiled glazed shower, low level wc. Wall mounted Vaillant gas combination boiler. Double glazed window. Radiator. Ceiling downlighters. Tiled floor.

OUTSIDE

Off Road Parking Space To the front.

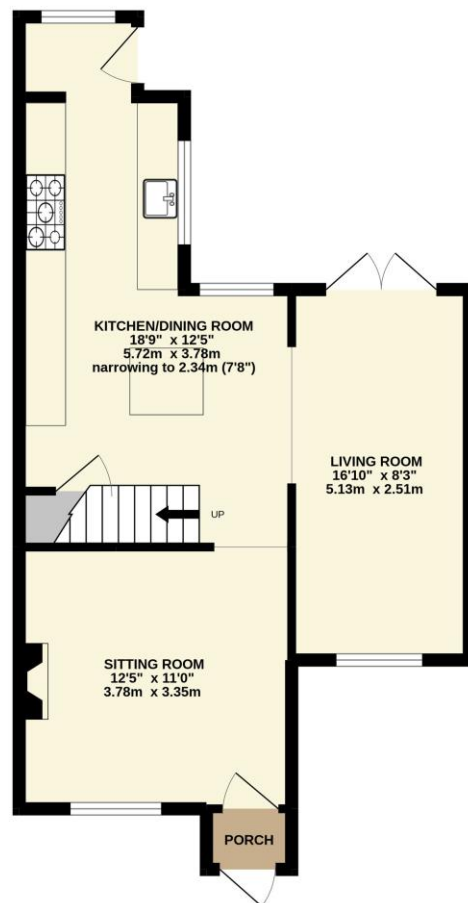
Front Garden Stone filled with timber **dustbin store**. Clipped hedge to front and party boundary.

Lovely Rear Garden About 104 feet (31.70m) in length overall. Arranged with a block paved sun terrace with adjacent timber decking, L shaped timber seating and raised flower beds with timber and rope balustrade. Timber steps to a good size lawn and paved path, brick built outhouse/shed adjacent paved patio, herbaceous border planted with established shrubs and bushes, fruit tree. At the far end there is a:

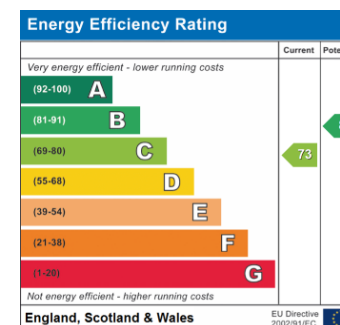
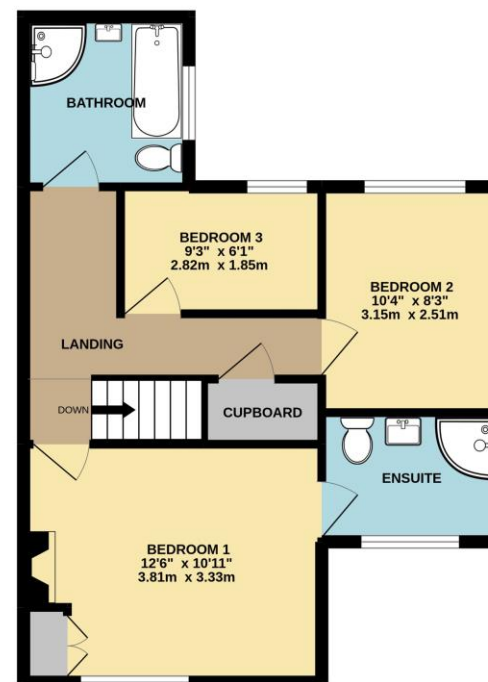
Timber Built Home Office/Chalet 8'4" x 8'4" (2.54m x 2.54m) with light and power and internet connection. Double glazed windows and door, gabled tiled roof.



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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