



29 College Road
Haywards Heath, RH16 1QN

■ ■ ■ Mark Reville & Co

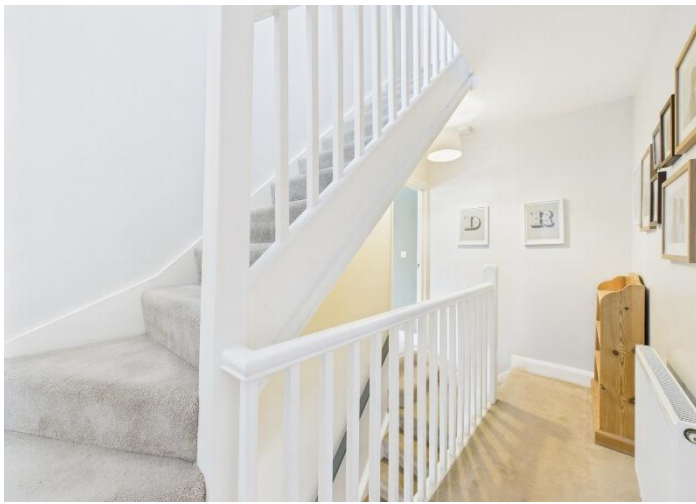
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Guide Price £575,000 Freehold

A beautifully appointed four bedroom semi detached Victorian family home, situated on a sought-after road within easy walking distance of Haywards Heath mainline station. This characterful property offers spacious and versatile accommodation arranged over three floors, featuring a bay fronted sitting room with fireplace, a separate dining/family room with steps leading down to a luxury shower room and a superb kitchen/breakfast room with built in appliances with direct access to the south facing rear garden. Upstairs, there are four well-proportioned bedrooms and refitted family bathroom. Period features such as high ceilings, sash windows and original fireplaces are found throughout. The delightful rear garden includes a large sun deck adjoining the house, steps down to a lawned area and a hardstanding with space for a shed or workshop, all fully enclosed with a side pathway leading to the front driveway which provides off-street parking for two vehicles. Additional benefits include gas fired central heating and double glazing. Internal inspection Highly recommended.

The property is located in a highly regarded, mature residential area, just a short walk from Haywards Heath railway station, which offers a fast and frequent service to central London (Victoria/London Bridge in 42-45 minutes). A number of well regarded schools are nearby, catering to all age groups, along with local amenities including Waitrose and Sainsbury's superstores and the Dolphin leisure complex. Haywards Heath town centre, with its wide selection of shops, restaurants and bars along The Broadway, is also within easy reach. For commuters and travellers, the A23 lies just over five miles to the west, providing direct access to the motorway network. Gatwick Airport is 12.6 miles to the north and the vibrant city of Brighton is 16 miles to the south. Both the South Downs National Park and Ashdown Forest are also within a short drive, offering beautiful countryside for walking and outdoor activities.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1131 ft²
105 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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