



**43 Mill Green Road**  
Haywards Heath, West Sussex. RH16 1XQ

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£375,000

This most attractive bay fronted Victorian semi detached house has been sympathetically and meticulously renovated retaining its original charm and character yet incorporates a stylish contemporary interior. The beautifully presented accommodation incorporates 2 bedrooms, a luxury period style bathroom, a fine sitting room with wood burning stove and an excellent kitchen/dining room comprehensively fitted with a quality range of white high gloss fronted units complete with Bosch appliances. The property has the benefit of gas fired central heating with period style column radiators, double glazing including many sash windows, there is off road parking to the front for 2 vehicles and the most attractive garden is arranged with a brick paved terrace, artificial lawn with a garden store.

Situated in this popular mature location just a short walk to Haywards Heath station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Both Sainsbury's and Waitrose superstores are in immediate vicinity as is the Dolphin Leisure complex, whilst the town centre is within easy reach offering a wide range of shops and The Broadway with its array of restaurants. The A23 lies about 5 miles to the west 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 is approximately 15 miles distant. The South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Hall** Approached by attractive part glazed panelled front door. Timber flooring. Stairs to first floor.

**Sitting Room** 13'9" into bay x 12'1" (4.19m x 3.68m) Wide double glazed sash bay window to front. Handsome cast iron wood burning stove with slate hearth. Recessed storage cupboard with open book/display shelving and wall bracket for TV over, further recessed high level shelved unit, cast iron column radiator. Coved ceiling. Timber flooring.

**Kitchen/Dining Room** 12'1" x 12'1" (3.68m x 3.68m) Comprehensively fitted with a quality range of white high gloss fronted units complete with Bosch appliances comprising inset composite sink with mixer tap, adjacent L shaped work surface, cupboards, deep drawers, integrated **washing machine** and **dishwasher** beneath. Fitted brushed steel **5 ring gas hob**, range of wall units with lighting beneath. Built-in brushed steel **electric double oven**, cupboard under and over. Integrated tall **fridge/freezer**. Timber display shelving. Cupboard housing wall mounted Glow-worm gas boiler, shelf and storage space beneath. Double glazed window. Column radiator. Distressed timber floor. Part glazed stable door to rear garden.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space, **ideal for conversion to create further accommodation** if required (subject to obtaining the usual planning consents). Column radiator. Timber floor.

**Bedroom 1** 12'1" x 12'1" (3.68m x 3.68m) Walk-in wardrobe storage cupboard with hanging rails and timber floor. Double glazed sash window. Column radiator. Coved ceiling.

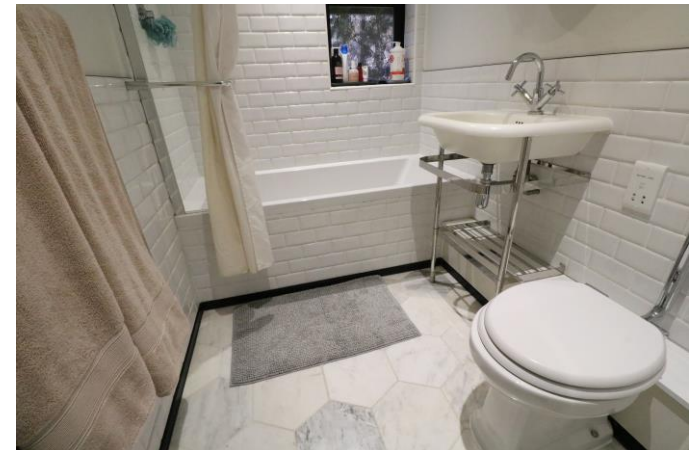
**Bedroom 2** 11' x 6'10" (3.35m x 2.08m) *plus door recess*. Fitted double wardrobe with shelf, hanging rail and glass fronted drawers. High level book/display shelving. Double glazed sash window. Column radiator. Timber flooring.

**Bathroom** Period style white suite comprising bath with central mixer, independent shower with rain water fitment over, glazed screen, shower rail and curtain, wash stand with basin and mixer tap, wc with decorative high level cistern. Built-in airing cupboard housing pre-insulated hot water cylinder with slatted shelving. Shaver point. Double glazed window. Half tiled walls, fully tiled around bath. Hexagonal marble tiled floor.

## OUTSIDE

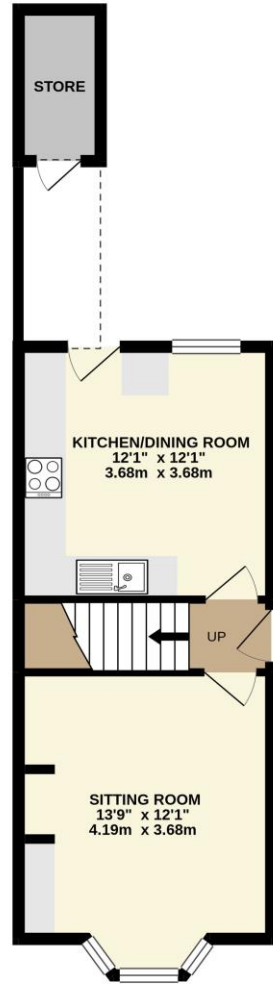
**Off Road Parking at the Front** Gravelled, offering space for 2 vehicles. Border planted with pieris, bay and box hedging. Gravelled path to the side with shrub borders and gate to:

**Most Attractive Rear Garden** Arranged with brick paved sun terrace extending the width of the house with covered area to one side and access to a **brick built garden store**, level artificial lawn with shrub bed containing a bamboo, palm, small tree, hydrangea, etc. Brick paved path to a raised timber decking at the far end which catches the late afternoon/evening sunshine. Outside light. The garden is fully enclosed by timber and bamboo fencing and a brick wall offering shelter and seclusion.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		73
(55-68)	D			(55-68)	D	55	
(39-54)	E			(39-54)	E		
(21-38)	F	57		(21-38)	F		
(1-20)	G		74	(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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