



1 Garfield Cottages, 83 New England Road
Haywards Heath, West Sussex. RH16 3LE

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£365,000

This most attractive bay fronted semi detached Victorian house has been thoughtfully extended to offer spacious and well planned family accommodation. This excellent home has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 good size bedrooms, a spacious refitted bathroom, 2 separate reception rooms, a well fitted kitchen/breakfast room, useful downstairs cloakroom and a large double glazed conservatory. There is a double garage approached from the rear and the attractive garden arranged mainly as lawn with a large paved sun terrace and timber decking extends to about 75 feet in length. **** NO ONGOING CHAIN ****

Situated in this popular established location within walking distance of the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), the town centre with its wide range of shops and The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the town has several parks, a modern leisure complex,



Sainsbury's and Waitrose superstores. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is approximately 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR

Entrance Lobby Outside light point. Replacement front door. Staircase with timber balustrade to first floor.

Sitting Room 13'1" x 12'9" (3.99m x 3.89m) into bay. Most attractive cast iron fireplace with tiled hearth and fitted live flame coal effect gas fire. TV aerial point. 2 radiators. Double glazed bay window.

Dining/Living Room 13' x 12'6" (3.96m x 3.81m) into *understairs recess*. Radiator. Double glazed window.

Kitchen/Breakfast Room 14' x 8'4" (4.27m x 2.54m) Well fitted in painted timber fronted units comprising long work surface with inset stainless steel sink with mixer tap, drawers, cupboard and plumbing under for washing machine and dishwasher and vent for tumble dryer. Further work surfaces extended to form peninsular breakfast bar with range of cupboards, drawers, shelving and appliance space below. Electric cooker point. Concealed extractor hood. Excellent range of tall wall cupboards, further wall units. Baxi gas fired boiler. Telephone point. Double glazed window. Wood effect laminate flooring. Fully tiled walls. Double glazed door to conservatory. **Note:** The kitchen appliances are available for sale, subject to negotiation.

Cloakroom White suite comprising close coupled wc and basin with tiled splashback. Wood effect laminate flooring. Electrically heated ladder towel warmer. Double glazed window.

Double Glazed Conservatory 12'2" x 11'10" (3.71m x 3.61m) uPVC construction with casement double doors to rear garden. Wall light point. Wood laminate flooring.

FIRST FLOOR

Landing Hatch to roof space. Wall light point. Radiator.

Bedroom 1 13' x 12'8" (3.96m x 3.86m) into bay. Attractive fireplace with tiled insert and hearth, moulded timber surround. Radiator. Telephone point. Double glazed bay window.

Bedroom 2 9'10" x 9'6" (3.00m x 2.90m) Built-in wardrobe. Radiator. Double glazed window.

Bedroom 3 14' x 5'9" (4.27m x 1.75m) Radiator. Double glazed window.

Spacious Bathroom Refitted with white suite comprising bath, fully tiled and glazed shower cubicle, pedestal basin, close coupled wc. Shaver point. Heated ladder radiator/towel rail. Pine panelled door. Double glazed window. Part tiled walls. Tiled floor.

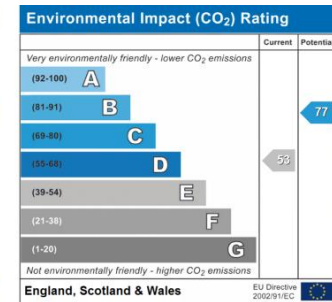
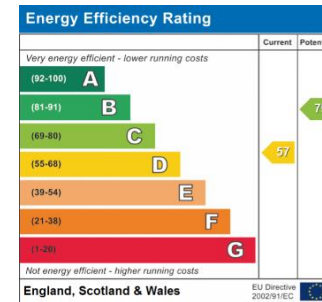
OUTSIDE

Double Garage Approached to the rear via Marylands. Timber entrance gates. Outside light point.

Front Garden Wall and wrought iron railings to front with inset gravel bed for ease of maintenance. Pathway with arched wrought iron gate to:

Rear Garden About 75 feet (22.86m) in length. Arranged mainly as lawn with borders planted with a variety of flowers, established shrubs and small trees, stone filled border, raised timber sun deck at the far end and large paved sun terrace adjacent to the house. Outside water tap. Enclosed by timbered fencing. Gravel pathway to double garage.





Floor Plan

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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