



35 Gower Road
Haywards Heath, RH16 4PW



Mark Revall & Co

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Offers in excess of £500,000

This attractive bay fronted Victorian semi-detached house has been thoughtfully extended to create extremely spacious accommodation arranged over three floors. This excellent home has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 4 bedrooms including a top floor main bedroom with en suite shower room and laundry, shower room plus bathroom, a splendid open plan L shaped living with dining room and a well fitted kitchen with shaker style units, wooden work surfaces and two Velux windows. There is off road parking to the front with access via a covered way to an attractive rear garden extending to about 58 feet in length arranged mainly as lawn with a sheltered timber decking to the far end.

Gower Road occupies a favoured mature central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station offering 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 whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all close at hand. The A23 lies just over 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 a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering a beautiful natural venues for countryside walking.



GROUND FLOOR

Entrance Hall Attractive double glazed replacement composite front door. Understairs cupboard. Double glazed window. Radiator. Wood effect laminate flooring. Stairs to first floor.

Open Plan Living with Dining Room Range of fitted open display/book shelving. High level double glazed window. TV aerial point. Radiators. Wood effect laminate flooring. Opening and serving access to:

Dining Room 11'11" x 10'8" (3.63m x 3.25m) Decorative cast iron period style fireplace with polished stone hearth. Range of recessed display/book shelving. Attractive double glazed bay window to front. Radiator. Wide opening to:

Living Room 16'3" x 11'2" (4.95m x 3.40m) Decorative cast iron period style fireplace with polished stone hearth. Range of recessed display/book shelving. Attractive double glazed bay window to front. Radiator.

Kitchen 15'11" x 8'6" (4.85m x 2.59m) Comprehensively fitted with attractive range of shaker style units with solid timber work surfaces comprising inset enamel bowl and a half sink with mixer tap, adjacent worktop, cupboards including bin storage and appliance space with plumbing for washing machine, dishwasher and space for tumble dryer under. Glazed wall cabinet. Extensive matching work surface, cupboards and drawers under. Fitted AEG brushed steel **5 ring gas hob** with brushed steel splashback and extractor hood over. Built-in Bosch **electric oven**, cupboard under, recess and cupboard over. Further matching worktop, cupboards under, wall cupboards over. Space for upright fridge/freezer. Tall storage unit. Worktop lighting. High level storage. 2 double glazed Velux windows. 2 further double glazed windows. Ceiling downlighters. Part tiled walls. Tiled floor.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Wall mounted Baxi boiler. Electrically heated chromium ladder towel warmer. Radiator. Ceiling downlighters. Double glazed window. Fully tiled walls. Tiled floor.

FIRST FLOOR

Landing Radiator.

Bedroom 2 11'5" x 9'7" (3.48m x 2.92m) Recessed double wardrobe. Double glazed window. Radiator.

Bedroom 3 11'3" x 8'8" (3.43m x 2.64m) Built-in slatted shelved airing cupboard housing lagged hot water cylinder. Fitted double wardrobe with adjacent shelving. Further shelf. Double glazed window. Radiator.

Bedroom 4 7'11" x 7'1" (2.41m x 2.16m) Fitted natural timber desk unit flanked by open book/display shelving further high level shelf. Double glazed window. Radiator.

Shower Room Fully tiled shower with Triton fitment, glazed door, basin, close coupled wc. Double glazed window. Radiator. Half tiled walls. Wood effect laminate flooring.

TOP FLOOR

Landing Built-in cupboard.

Bedroom 1 10'8" x 10'8" (3.25m x 3.25m) Large built-in double wardrobe. Ceiling downlighters. 2 double glazed windows. Radiator.

En Suite Shower Room Fully tiled shower with Triton fitment, bi-fold glazed door, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Ceiling downlighters. Double glazed window. Radiator with decorative cover. Half tiled walls. Tiled floor.

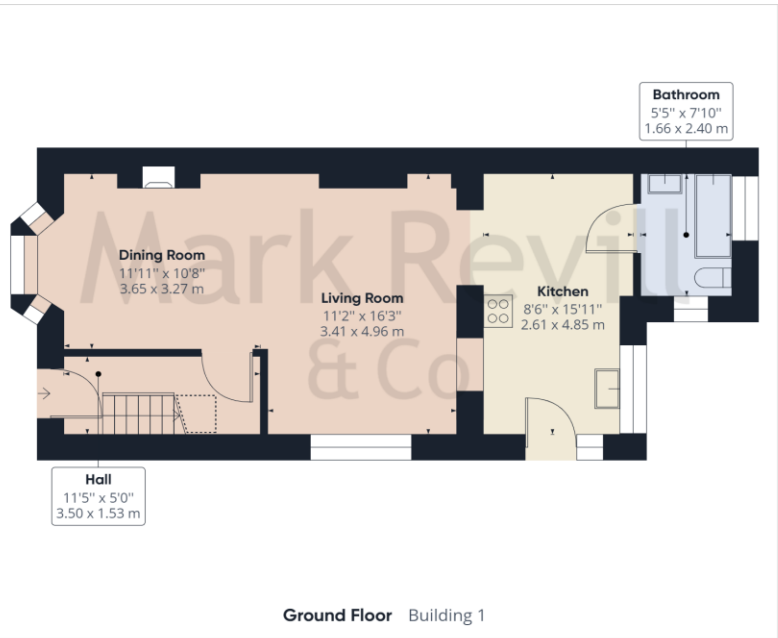
Laundry Room Large built-in cupboard housing cold water tank, adjacent tall cupboard. Ceiling downlighters. Double glazed window. Radiator. Tiled floor.

OUTSIDE

Off Road Parking at the Front Gate to **covered side access** to:

Attractive Rear Garden About 58 feet (17.68m) in length. Level, arranged mainly as well kept lawn with central path, paved sun terrace adjacent to the house, sheltered raised timber decking at the far end with **timber shed**, herbaceous border planted with a variety of established shrubs. The garden is fully enclosed by timber fencing with a brick wall at the far end.



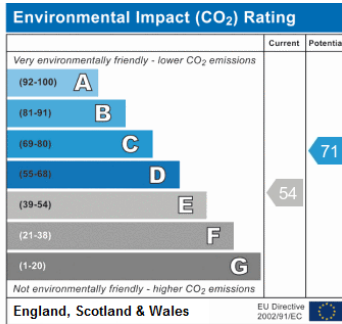
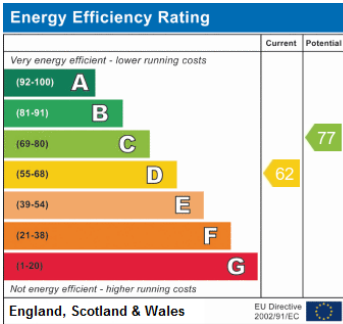
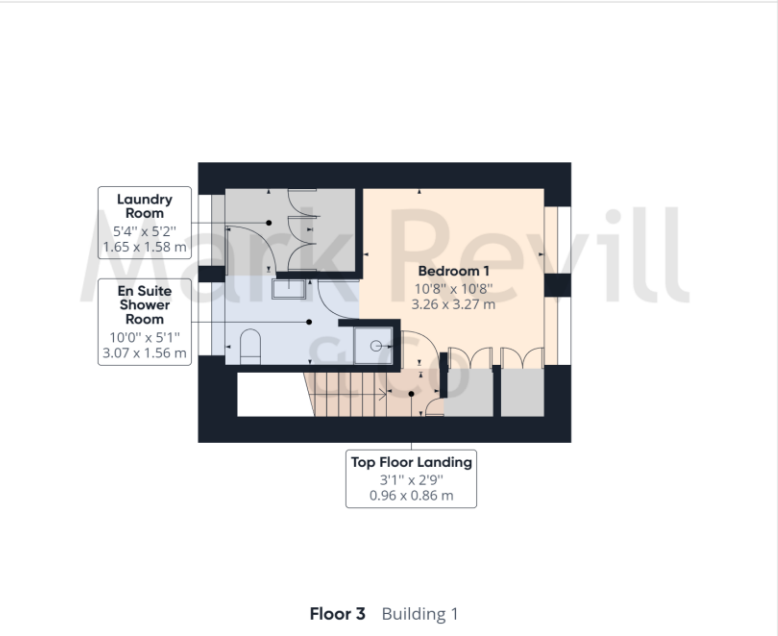


Approximate total area⁽¹⁾

1148.86 ft²
106.73 m²

Reduced headroom

4.88 ft²
0.45 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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