



22 Church Avenue
Haywards Heath, West Sussex. RH16 1ED

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£540,000

This most attractive bay fronted semi detached Victorian house of character is located in a quiet yet central location. The sympathetically and extremely well presented accommodation is arranged over three floors has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 4 good size bedrooms, en suite bathroom to the main top floor bedroom, refitted shower room, a fine sitting room with opening to dining room, a comprehensively fitted kitchen/breakfast room (almost 20 feet in length) with doors opening to a double glazed garden room/studio. There is a block paved double width drive at the front offering parking for 2 vehicles and the most attractive rear garden extends to a total of 55 feet in length arranged with an enclosed courtyard and level lawn with established herbaceous borders.

Situated in this favoured central mature location lying between Queens Road and Sydney Road just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is Waitrose and Sainsbury's superstores, local shops and the Dolphin Leisure complex, whilst the town centre is within easy reach offering a 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 whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south and the South Downs National Park and



Ashdown Forest are both an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Recessed Porch Outside light. Double glazed panelled replacement front door to:

Hall Good size understairs recess. Radiator. Staircase with decorative balustrade to first floor.

Sitting Room 14' into bay x 11'3" (4.27m x 3.43m) Most attractive polished stone fireplace and hearth with fitted live flame coal effect wood burner style gas fired. Wide double glazed bay window to front. Radiator. Deep ceiling corning. Picture rail. Wide opening to:

Dining Room 12' x 9'4" (3.66m x 2.84m) Serving hatch to kitchen. Radiator.

Kitchen/Breakfast Room 19'10" x 10'1" maximum (6.05m x 3.07m) narrowing to 8'7" (2.57m). Comprehensively fitted with an attractive range of units with laminate work surfaces comprising inset enamel sink with mixer tap, cupboards, deep drawers, appliance space and integrated **washing machine** beneath. Plumbing for dishwasher. Fitted AEG brushed steel **4 ring gas hob** with glass splashback and brushed steel extractor hood over. Long matching work surface with good range of cupboards beneath. Glazed wall cabinet with lighting under. Built-in AEG brushed steel **electric double oven**, deep drawer under, cupboard over. Large recess for American style fridge/freezer flanked by tall cupboard, cupboard over and pull out wire basket larder unit, high level cupboards. Recessed base unit with deep drawers, wall mounted Worcester gas boiler. 2 double glazed windows. Part tiled walls. Wood effect laminate flooring. Double glazed door to rear garden. Part glazed stripped pine double doors to:

Double Glazed Garden Room/Studio 9' x 7'6" (2.74m x 2.29m) Double glazed on three sides incorporating sliding door to rear garden. Polycarbonate roof, wood block flooring.

FIRST FLOOR

Landing Stairs with decorative balustrade to top floor.

Bedroom 2 14'8" x 14' (4.47m x 4.27m) into bay. Wide double glazed bay window to front. Radiator. Coved ceiling.

Bedroom 3 12' x 9'4" (3.66m x 2.84m) Double glazed window. Radiator. Coved ceiling.

Bedroom 4 10' x 10' (3.05m x 3.05m) Shelved fireplace recess. Tall recessed slatted shelved linen cupboard with electric heater. Double glazed window. Radiator. Coved ceiling.

Shower Room Half tiled glazed shower cubicle, corner pedestal basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Tiled floor.

TOP FLOOR

Landing Double glazed window.

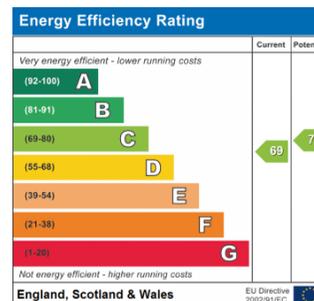
Bedroom 1 16'9" x 13'5" (5.11m x 4.09m) plus recess (floor area) maximum. Sloping ceiling to the front with 2 double glazed velux windows. Deep built-in shelved storage cupboard. 2 eaves storage cupboards. Recessed shelf. Telephone/internet points. Radiator.

En Suite Bathroom White suite comprising bath with independent Mira electric shower fitment over, fully tiled surround, basin with mixer tap, cupboard beneath, tiled splashback, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Vinyl flooring.

OUTSIDE

Block Paved Double Width Drive to the Front Offering parking for 2 vehicles.

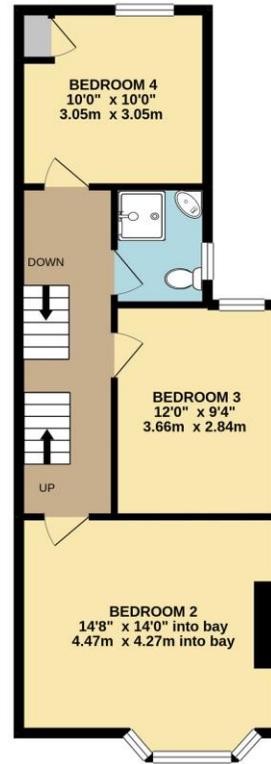
Most Attractive Rear Garden About 36 feet (10.97m) in length plus 19' (5.79m) deep courtyard. Arranged with a paved courtyard adjacent to the house with pebble filled borders planted with established climbers, steps and adjacent rock garden to a well kept level lawn enclosed by herbaceous borders containing a wide variety of established plants, shrubs and small trees including camellia, pear and specimen trees. **Timber shed**. The garden is fully enclosed by close boarded timber fencing with a side access and gate to the front.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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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