



**4 Lowfield Road**  
Haywards Heath, West Sussex. RH16 4DW

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£375,000

This most attractive bay fronted semi detached house of character has been thoughtfully extended to create spacious and well designed accommodation. This excellent home enjoys the benefit of a 100 foot west facing rear garden arranged with a paved terrace, level lawn, kitchen garden with a timber built **home office/chalet** with light and power and further timber shed. The property has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, bathroom, separate wc, a fine L shaped sitting and living room, double glazed conservatory and a well fitted kitchen complete with oven and hob. In addition, there is block paved parking to the front offering space for 3 vehicles and there is ample scope for an extension to the rear subject to obtaining the usual planning consents (planning permission was previously granted in 2001 for a single storey extension (HH/01/01080Ful), this has now expired).

Situated in this much favoured established location just a short walk to several well regarded schools, Princess Royal Hospital and the town centre with its wide range of shops including The Broadway with its array of restaurants. Haywards Heath mainline railway station is



close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town has 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 just under 15 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 beautiful natural venues for countryside walking.

## GROUND FLOOR

**Hall** Double glazed front door. Stairs to first floor.

**Sitting and Living Room** 24'10" into bay x 9' (7.57m x 2.74m) widening to 11'2" (3.40m).

**Sitting Room** 15'8" into bay x 9' (4.78m x 2.74m) Attractive double glazed bay window to front. Attractive cast iron wood burner on slate hearth. TV aerial point. Wide opening to:

**Living Room** 11'2" x 9'5" (3.40m x 2.87m) Radiator. Double glazed sliding doors to:

**Double Glazed Conservatory/Dining Room** 13' x 9'3" (3.96m x 2.82m) With vaulted polycarbonate ceiling and double glazed casement doors to rear garden. Hot/cold air conditioning unit. Tiled floor.

**Excellent Kitchen** 13'1" x 8' (3.99m x 2.44m) plus recess. Well fitted with attractive range of units comprising inset corner stainless steel bowl and a half sink with mixer tap, extensive work surface, cupboards, drawers, shelving and appliance space with plumbing for washing machine under. Built-in brushed steel Neff **electric oven, 4 ring halogen hob**, concealed extractor hood over flanked by wall cupboards. Further range of wall cupboards. Cupboard housing gas boiler. Space for upright fridge/freezer. Door recess with good size understairs storage cupboard. 2 double glazed windows. Radiator. Part tiled walls. Vinyl flooring. Double glazed door to:

**Rear Porch** Quarry tiled floor. Shelf. Part glazed door to rear garden.

## FIRST FLOOR

**Landing** Double glazed window.

**Bedroom 1** 15'3" into bay x 9' (4.65m x 2.74m) Large fitted double wardrobe with floor to ceiling sliding doors, further built-in double wardrobe with floor to ceiling sliding mirror doors. Wide double glazed bay window to front. Radiator.

**Bedroom 2** 9' x 8'1" (2.74m x 2.46m) Arched display niche. Double glazed window. Radiator.

**Bedroom 3** 8' x 7'6" (2.44m x 2.29m) plus door recess. Double wardrobe recess with high level cupboard over. Hatch to part boarded loft space with power and light. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent Triton shower over, basin with single lever mixer tap, cupboard beneath. Heated ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

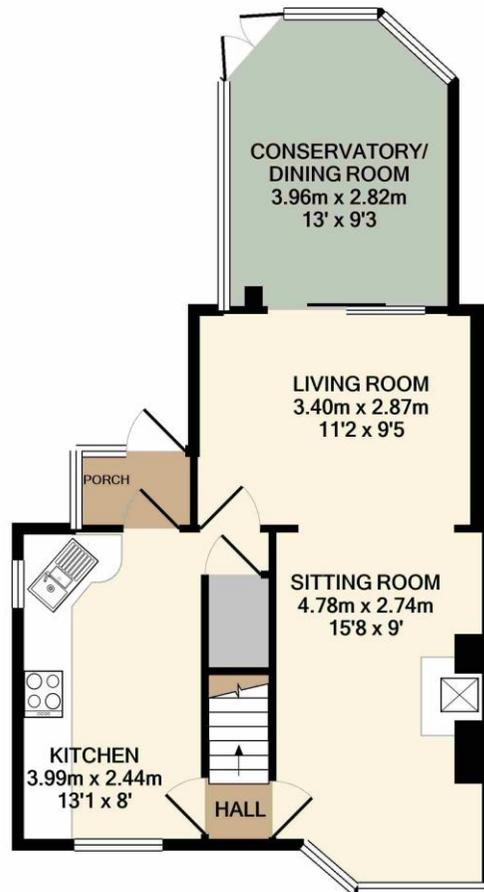
**Separate WC** Close coupled suite. Heated ladder towel warmer/radiator. Double glazed window. Half tiled walls. Tiled floor.

## OUTSIDE

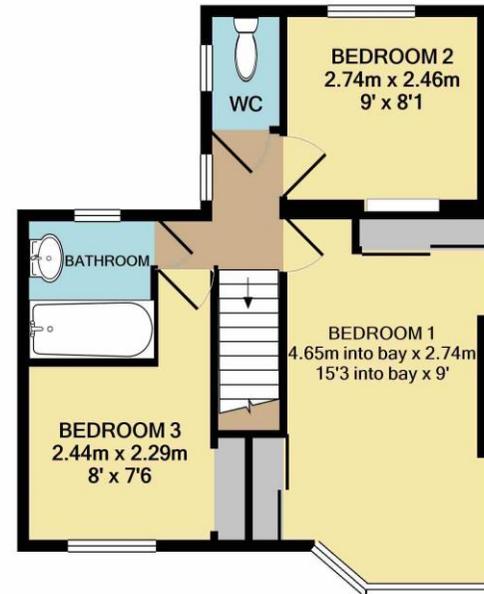
**Double Width Block Paved Drive** Offering parking for 3 vehicles. Adjacent shrub border and edged with clipped hedging. Side access with outside power point and gate to:

**Most Attractive West Facing Rear Garden** About 100 feet (30.48m) maximum in length. Arranged with block paved sun terrace adjacent to the house opening to a further paved patio, level lawn, block paved path flanked by colourful borders planted with a variety of shrubs including fuchsias, laurel, specimen mimosa, roses, lavender etc. **Timber Chalet/Home Office** 9'3" x 8'3" (2.82m x 2.51m) With light and power, telephone point and double entrance doors. At the far end is a productive kitchen garden with **greenhouse** and **timber shed** 11'8" x 8'6" (3.56m x 2.59m), light and power points. Outside tap, light and power points.





GROUND FLOOR  
APPROX. FLOOR  
AREA 45.7 SQ.M.  
(492 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.4 SQ.M.  
(371 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.2 SQ.M. (863 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
haywardsheath@markrevill.com

