



76 Queens Road
Haywards Heath, RH16 1EE



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£475,000

This beautifully presented semi-detached Victorian house of character enjoys a delightful south facing garden and is just a short walk to the mainline station. This delightful home has been sympathetically and meticulously refurbished retaining many original features including sash windows and several decorative fireplaces. The bright and airy interior has the benefit of gas central heating and some double glazing and incorporates 2 spacious double bedrooms, a stylish refitted period style bathroom, fine sitting room with working fireplace and bay window, separate living/dining room and a well fitted kitchen with breakfast room. There is block paved driveway to the front and the lovely rear garden extends to just over 60 feet enjoys a favoured southerly aspect and is arranged with a courtyard, stone filled sun terrace and level lawn with mature magnolia tree. There is excellent scope to extend into the loft space if desired, subject to obtaining the usual planning consents.

Situated in this much favoured central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town



centre is close at hand with its wide range of shops including The Broadway with its array of restaurants, whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are within the immediate vicinity. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13 miles to the north whilst the cosmopolitan city of Brighton and the coast is about 15 miles distant. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall Most attractive composite panelled front door. Radiator with decorative cover. Stairs to first floor. Wood effect Karndean flooring.

Sitting Room 11'5" x 11'1" (3.48m x 3.38m) Wide sash bay window to front. Feature cast iron period working fireplace with hearth. Radiator. Wide opening with under stairs cupboard to:

Living/Dining Room 14'7" x 10' (4.45m x 3.05m) 2 wall light points. Sash window. Radiator. Wood effect Karndean flooring.

Kitchen with Breakfast Room 13'8" x 8'7" (4.17m x 2.62m) Inset enamel sink with mixer tap, extensive work surfaces, cupboards, drawers and appliance space under. Plumbing for dishwasher and washing machine. Recess for cooker with gas point with extractor hood over. Range of wall cupboards and shelved unit. Cupboard housing gas boiler. Tall shelved unit, space for upright fridge/freezer, cupboard over, further tall shelved unit. Radiator. Sash window. 2 further windows. Part tiled walls. Tiled floor. Double glazed replacement door to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Trip switch and electric meter.

Bedroom 1 14'6" x 11'6" (4.42m x 3.51m) Decorative cast iron fireplace. Built-in wardrobe with storage space over. Sash window. Radiator.

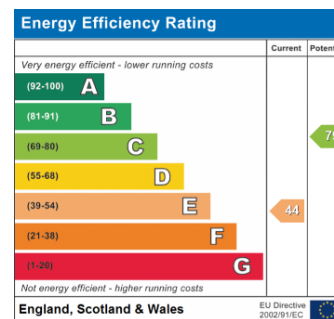
Bedroom 2 11'5" x 10'5" (3.48m x 3.18m) Decorative cast iron fireplace. Built-in wardrobe with storage space over. Double glazed window. Radiator.

Stylish Refitted Bathroom White suite comprising bath with mixer tap, independent shower over, glazed screen, basin with traditional mixer tap, drawers beneath, traditional low level wc with decorative cistern. Period fireplace. Heated chromium plated towel warmer with inset column radiator. Extractor fan. Double glazed window. Ceiling downlighters. Wood effect Karndean flooring.

OUTSIDE

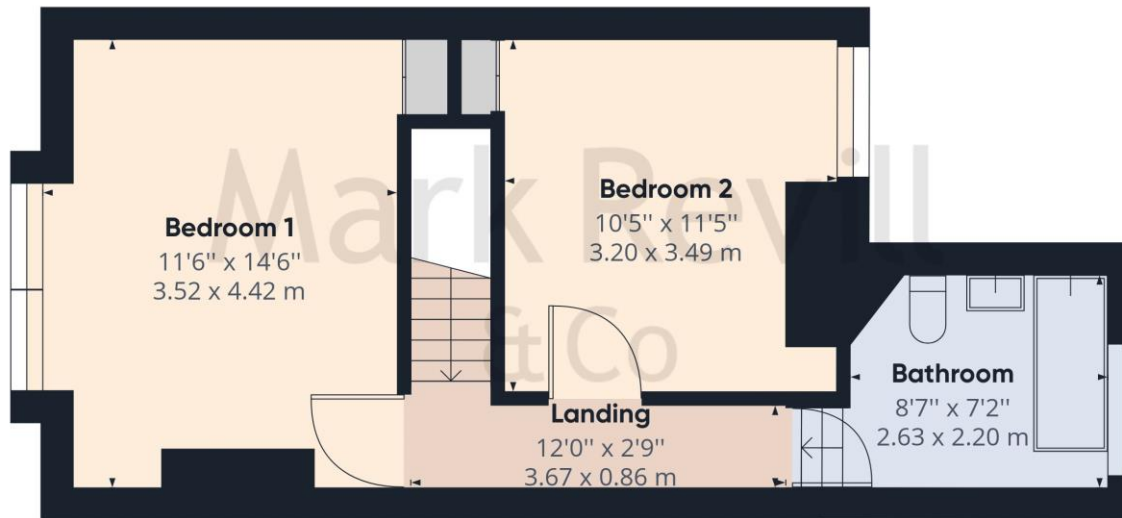
Paved Driveway to the Front Adjacent flower border. Established climbing geranium.

Lovely South Facing Rear Garden About 61 feet (18.59m) in length plus 19 feet (5.79m) courtyard. Arranged mainly as level lawn with cracked stone filled sun terrace and courtyard adjacent to the house. Established magnolia tree. **Timber shed**. Water tap. Outside lantern. The garden is fully enclosed by timber fencing with mature trees planted beyond the rear boundary offering shelter and seclusion.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

855.97 ft²

79.52 m²

(1) Excluding balconies and terraces

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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