



22 Haywards Road
Haywards Heath, RH16 4HT

■ ■ ■ Mark Revill & Co

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Guide Price £725,000

This most attractive bay fronted semi detached Victorian house of character offers bright, generously proportioned and tastefully presented accommodation arranged over three floors. This delightful home retains many features of the Victorian era including stripped pine panelled internal doors, a fine staircase with decorative balustrade and incorporates 4 bedrooms, en suite shower room to the main bedroom, a spacious bathroom with shower, fine sitting room with glazed doors opening to a separate dining room, a well fitted kitchen/breakfast room, utility room and a downstairs wc. The property has the benefit of gas central heating and double glazing, there is off road parking to the front for several vehicles with timber gates opening to a delightful west facing rear garden extending to about 152 feet in length arranged with a wide paved sun terrace with central steps leading to a level lawn with kitchen garden to the far end.

Situated in this sought after mature and central location backing onto Victoria Park with its tennis courts and just a short walk to the town centre offering a wide range of shops, The Broadway with its array of restaurants and to the mainline station providing 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 and the town has a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.4 miles to the north and the cosmopolitan city of Brighton and the coast is 14.4 miles 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

Recessed Porch Attractive part glazed panelled door to:

Hall Good size understairs coats/store cupboard. Radiator. Wood effect laminate flooring. Handsome staircase with decorative balustrade to first floor.

Sitting Room 12'6" x 12'6" (3.81m x 3.81m) Wide double glazed bay window to front. Attractive open fireplace with timber moulded surround. TV aerial point. Radiator. Natural timber flooring. Glazed panelled doors to:

Dining Room 12'4" x 10'10" (3.76m x 3.30m) Fireplace recess. 2 wall light points. Radiator. Natural timber flooring. Double glazed casement doors to sun terrace and rear garden.

Kitchen/Breakfast Room 14'8" x 9'11" (4.47m x 3.02m) Comprehensively fitted with attractive range of natural wood fronted units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and **dishwasher** beneath. Wall cupboards. Matching recessed worktop with fitted **4 ring gas hob** with brushed steel extractor hood over flanked by wall cupboards, range of cupboards and drawers under. Integrated **fridge** and **freezer**. Built-in **electric double oven**, cupboard under and over. Matching L shaped worktop, cupboards and drawers under. Further tall wall cupboards. Heated chromium ladder towel warmer/radiator. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Tiled floor. Double glazed door to sun terrace and rear garden.

Utility Room 9'1" x 4' (2.77m x 1.22m) Wall mounted Viessmann gas boiler. Fitted worktop, storage and plumbing for washing machine beneath. Fitted shelving. Radiator. Double glazed window. Part tiled walls. Tiled floor.

Downstairs wc Close coupled wc, corner basin with mixer tap. Recessed shelving. Double glazed window. Radiator. Part tiled walls. Tiled floor.

FIRST FLOOR

Landing Radiator. Staircase with decorative balustrade to top floor.

Bedroom 1 16'8" x 12'7" (5.08m x 3.84m) A fine room with wide double glazed bay window to front, further double glazed window. 2 radiators. Door to:

En Suite Shower Room Fully tiled shower cubicle with overhead rain water fitment, basin, close coupled wc. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Half tiled walls.

Bedroom 3 10'10" x 8'1" (3.30m x 2.46m) Good size built-in wardrobe. Double glazed window. Radiator.

Bedroom 4/Study 6'11" x 6'11" (2.11m x 2.11m) Double glazed window.

Spacious Bathroom with Shower White suite comprising bath, fully tiled glazed shower cubicle, pedestal basin, close coupled wc. Built-in airing cupboard housing Heatrae Sadia Mega-flow hot water cylinder. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

TOP FLOOR

Landing Double glazed skylight window. Attractive balustrade.

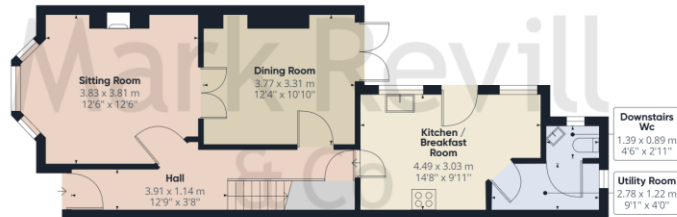
Bedroom 2 15'2" x 11'11" (4.62m x 3.63m) L shaped. Enjoying views over the garden and the adjacent Victoria Park. Door to large eaves storage. Double glazed window. Radiator.

OUTSIDE

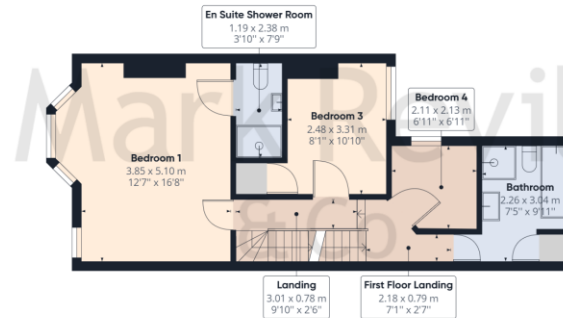
Off Road Parking To Front Block paved. Offering space for 3 cars. Double timber gates to:

Lovely West Facing Rear Garden About 152 feet (46.33m) in length maximum. Arranged as a large paved sun terrace adjacent to the house with brick retaining walls and central steps to a block paved path flanked by herbaceous beds, opening to a good size level lawn with established clipped laurel hedging to one side. Kitchen garden at the far end with raised beds and **2 timber sheds**. Water tap. The garden is fully enclosed by close boarded timber fencing.

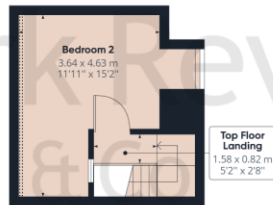




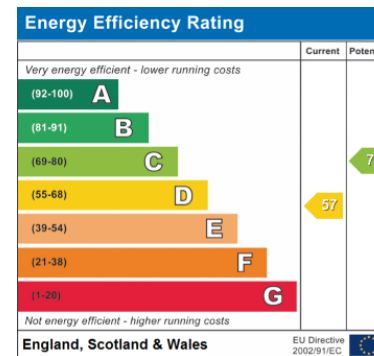
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1318.14 ft²
122.46 m²

Reduced headroom

4.25 ft²
0.39 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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