



67 Gower Road
Haywards Heath, West Sussex. RH16 4PW



67 Gower Road

Haywards Heath, West Sussex. RH16 4PW

Guide Price £400,000

This most attractive bay fronted Victorian semi detached house of character has been tastefully refurbished and imaginatively extended to create a truly delightful home. The bright, spacious and contemporary interior has the benefit of gas central heating and is mostly double glazed, features 2 good size reception rooms, a bespoke comprehensively fitted kitchen/breakfast room complete with appliances, a splendid double glazed conservatory, main bedroom with balcony, fitted wardrobes and a luxury en suite shower room, further double bedroom plus study/bedroom 3 and a refitted bathroom. There is a block paved off road parking space to the front and the delightful rear garden extends to about 62 feet in length arranged with a brick paved terrace and well kept lawn with well stocked herbaceous borders.

Gower Road occupies a much 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 Sainsbury's and Waitrose superstores and the Dolphin Leisure complex are 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 14.5 miles to the north and the cosmopolitan city of Brighton and the south coast is a similar distance. The South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Fully Enclosed Entrance Porch Part glazed panelled door. Brick floor. Double glazed replacement composite front door to:

Hall Understairs cupboard, recess downstairs with sash window, telephone point and power point. Radiator. Natural timber floor. Natural timber staircase with decorative balustrade to first floor.

Sitting Room 13' into bay x 10'8" (3.96m x 3.25m) Red brick fireplace with quarry tiled hearth and recessed timber mantle. Open book/display shelving in chimney recess. TV aerial point. Wide double glazed sash bay window to front. Radiator. Picture rail. Natural timber floor.

Living/Dining Room 16'1" x 11'4" (4.90m x 3.45m) Brick built open fireplace with slate hearth and mantle flanked by recessed storage cupboards. TV aerial point. 2 wall lights. Sash window and double glazed high level window. Picture rail. Natural timber floor. Arched door to:

Superb Kitchen with Breakfast Room 20'4" x 8'8" (6.20m x 2.64m) Comprehensively fitted with a stylish range of high gloss fronted contemporary units with granite work surfaces and upstands, comprising inset deep enamel sink with single lever mixer tap, adjacent work surface, cupboards with pull out wire basket shelving, magi-corner and drawers including pan drawers under. Fitted brushed steel **5 ring gas hob** with matching extractor hood over. Range of wall cupboards with concealed worktop lighting beneath. Tall **fridge/freezer**, cupboard over, adjacent tall pull out unit, cupboard over. Built-in brushed steel **electric oven** and **microwave oven**, drawers under, cupboard over. Ceiling downlighters. Brushed steel panelling over work surfaces. Tiled floor. Double glazed casement doors to rear garden.

Double Glazed Conservatory 11'9" x 6'10" (3.58m x 2.08m) Double glazed on two sides with double glazed roof and casement doors to rear garden.

FIRST FLOOR

Landing Cupboard housing electric meter and trip switches. Built-in airing cupboard housing pre-insulated hot water cylinder, cupboard over.

Bedroom 1 17'1" into wardrobe and door recess x 8'8" (5.21m x 2.64m) Excellent range of fitted wardrobes incorporating hanging rails, shelving, pull out hangers, shoe rack etc. Ceiling downlighters. Radiator. Natural timber floor. Double glazed doors opening to: **Balcony** Enjoying outlook over the rear garden with decorative wrought iron balustrade.

En Suite Shower Room Large fully tiled shower with glazed screen, Mira thermostatic fitment, basin with single lever mixer tap, cupboard beneath, corner close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Ceiling downlighters and extractor fan. Double glazed window. Half tiled walls. Tiled floor.

Study/Bedroom 3 11'4" x 8'7" (3.45m x 2.62m) With 2 light tunnels. Recessed book/display shelving. Radiator. Door to Bedroom 1.

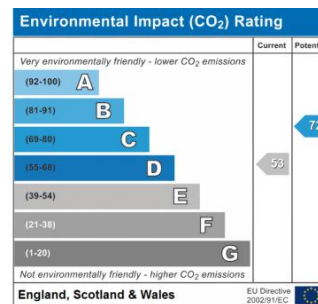
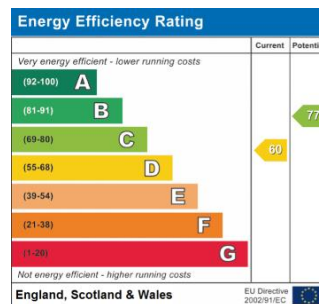
Bedroom 2 16'2" into recess x 11'4" (4.93m x 3.45m) Recessed double wardrobe on either side of chimney breast. Wall light. 2 double glazed windows. Radiator. Picture rail.

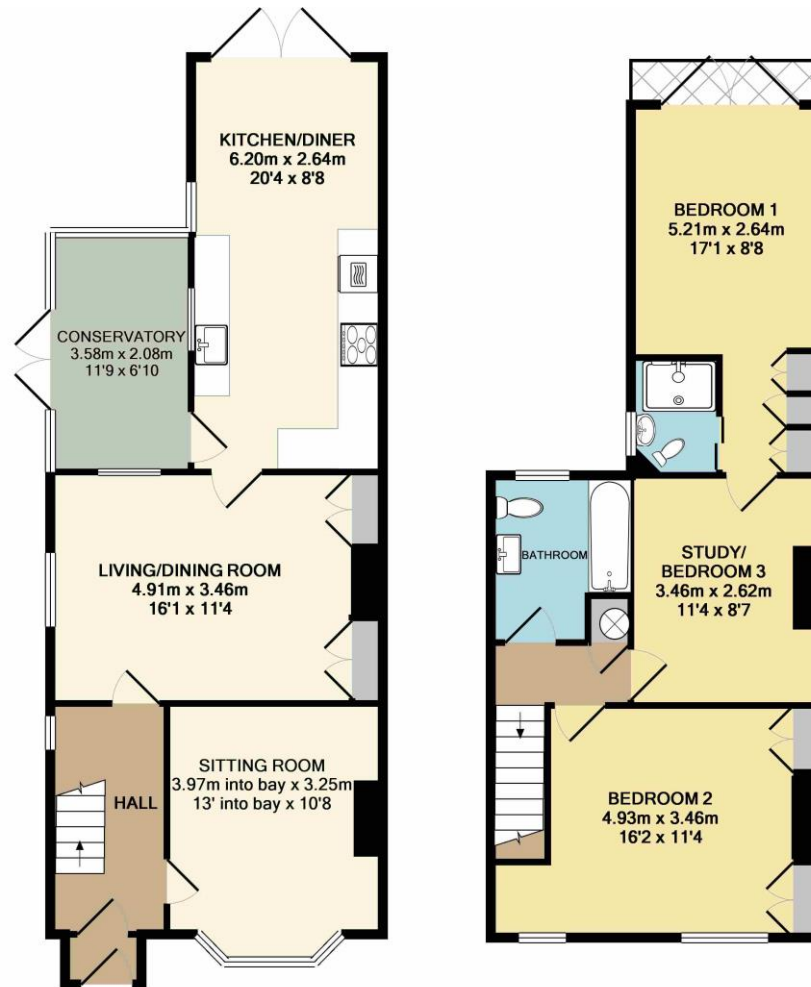
Bathroom White suite comprising bath with independent Triton shower over, pedestal basin with single lever mixer tap, close coupled wc. Small strip light/shaver point. Glass shelving. Tall shelved storage cupboard. Heated ladder towel warmer/radiator. Double glazed window. Half tiled walls, fully tiled around shower area. Tiled floor.

OUTSIDE

Block Paved Off Road Parking Space at Front Shrub bed with established bay tree. Side access with gate to:

Most Attractive Rear Garden About 62 feet (18.9m) in length. Arranged with a curved brick paved terrace and path, semi circular herbaceous beds containing a variety of colourful flowers, plants & shrubs. Level lawn. Gravelled area to the far end with **timber workshop** and **shed**. The garden is fully enclosed with close boarded timber fencing with brick built wall to the rear boundary. The boundaries are planted with several established evergreens providing shelter and seclusion.





GROUND FLOOR
APPROX. FLOOR AREA 60.1 SQ.M. (647 SQ.FT.)

1ST FLOOR
APPROX. FLOOR AREA 48.6 SQ.M. (523 SQ.FT.)

TOTAL APPROX. FLOOR AREA 108.7 SQ.M. (1170 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. The overall floor areas shown include internal wall areas.
Made with Metropix ©2019

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

