



**6 Victoria Road**  
Haywards Heath, RH16 3LY

■ ■ ■ Mark Reville & Co



## 6 Victoria Road

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**Guide Price £425,000 Freehold**

This attractive three bedroom terraced home property has been lovingly cared for and improved by the current owner over the past 26 years and now presents a superb opportunity for buyers seeking a comfortable and well presented home with scope to extend (STPP). The house benefits from gas fired central heating, off-street parking and an attractive rear garden. The accommodation includes a spacious entrance hall, a bright and welcoming front living room with fireplace and a generous kitchen/dining room fitted with a comprehensive range of modern units, integrated appliances and ample space for a dining table and chairs. Double patio doors lead directly to the rear garden. On the first floor, the landing provides access to an insulated loft space, offering potential for conversion (STPP). There are three well-proportioned bedrooms and a modern family bathroom with a white suite and shower over the bath. Outside, the private driveway provides off-road parking for two vehicles. A side covered access leads to the enclosed rear garden, which features a paved patio, central lawn and established plant borders.

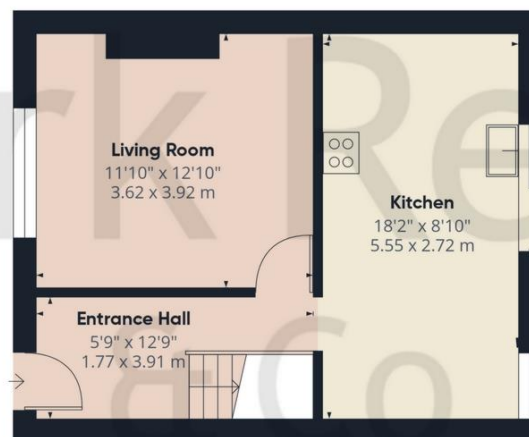
Victoria Road enjoys a prime central location just a short stroll from Haywards Heath's thriving town centre, with its wide range of independent shops, cafés, restaurants and The Orchards Shopping Centre. Families are well catered for with several excellent primary and secondary schools nearby, including St Joseph's Catholic Primary School, Warden Park Primary Academy, and Oathall Community College. For commuters, Haywards Heath mainline railway station is approximately 1.8 miles away, offering regular fast services to London Bridge, Victoria, and Brighton. The area is also well-served by local parks and green spaces, including Victoria Park, Clair Hall Park and access to the nearby countryside, with the South Downs and Ashdown Forest both within a short drive. Excellent road links include the A272, A23/M23, and Gatwick Airport, all easily accessible by car.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

792 ft<sup>2</sup>

73.5 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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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