



71 Haywards Road
Haywards Heath, West Sussex. RH16 4HX



Mark Reville & Co

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Guide Price £775,000

This fine bay fronted Victorian semi-detached house of character has been completely refurbished throughout to provide exceptionally bright, spacious and versatile accommodation (extending to 2186 sqft) arranged over 4 floors. This excellent home has the benefit of a high level of wall insulation, gas central heating and double glazing yet retains many features of the era including several decorative cast iron fireplaces, natural timber floors and a fine carefully renovated staircase. The property offers 4 bedrooms plus a dressing room/study, 2 fine ground floor reception rooms, a refitted kitchen/breakfast room, utility, cloakroom and in addition there is a substantial lower ground floor storage space and wine cellar offering an excellent opportunity to create a recreational/cinema room. There is a long private drive offering parking for several vehicles and the level rear garden extends to about 87 feet in length arranged mainly as lawn with a sun terrace adjacent to the house and a detached chalet, ideal as a home office or recreation room.

Situated in this sought after mature central location within walking distance to the town centre with its wide range of shops, The Broadway with its array of restaurants and to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Victoria Park with its tennis courts is close at hand, 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 of the town providing a direct route to the motorway network, Gatwick Airport is 14.5 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

Recessed Porch Recessed porch with part glazed panelled front door:

Hall Electric meter cupboard. Radiator. Natural timber floor. Separate side entrance with composite front door. Handsome staircase to first floor.

Sitting Room 15'2" into bay x 13'8" (4.62m x 4.17m) Wide double glazed bay window to front. Attractive period cast iron fireplace. TV aerial point. Radiator.

Dining Room 12'2" x 11' (3.71m x 3.35m) Good size built-in storage cupboard. Double glazed window. Radiator.

Kitchen/Breakfast Room 21' x 10' (6.40m x 3.05m) Well fitted with attractive range of units with polished granite work surfaces comprising inset stainless steel bowl and a half sink with mixer tap, cupboards, drawers and wine rack under. Range of wall cupboards. Recess with Leisure **electric range cooker** with extractor hood over. Matching worktop, cupboards and **dishwasher** under. Wall cupboard and shelved unit. Space for upright fridge/freezer. Ceiling downlighters. TV aerial point. Radiator. 2 double glazed windows. Tiled splashbacks. Natural timber flooring.

Utility Area 7'8" x 6'3" (2.34m x 1.91m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers and appliance space under. Matching worktop, cupboard, drawer and appliance space under. Wall mounted Glow-worm combination boiler. Tiled splashbacks. Double glazed window. Door to outside.

Cloakroom Close coupled suite, basin with single lever mixer tap, cupboard under, tiled splashback. Wood effect laminate flooring. Walk-in storage cupboard. Ceiling downlighters. Velux window.

LOWER GROUND FLOOR

Lobby Approached via hall with brick steps and lighting. Useful cupboard. Wood effect laminate flooring.

Storage Room 13' x 12'6" (3.96m x 3.81m) Range of fitted wardrobe/storage cupboards. High level double glazed window. Radiator. Wood effect laminate flooring.

Wine Cellar 8'4" x 4'3" (2.54m x 1.30m) Recessed worktop, cupboard and drawers under. Double glazed window. Radiator. Wood effect laminate flooring. 2 walls painted timber clad.

FIRST FLOOR

Landing Decorative stair balustrade. Understairs cupboard. Stairs to top floor.

Bedroom 2 18'9" x 15'4" into bay (5.72m x 4.67m) A fine room with double glazed bay window to front. Cast iron period fireplace. Telephone point. Further double glazed window. Radiator.

Bedroom 3 13'3" x 12'3" (4.04m x 3.73m) 2 double glazed windows. Radiator.

Dressing Room/Study 12'5" x 10'2" (3.78m x 3.10m) Double glazed window. Radiator. Door to Bathroom and to:

Bedroom 4 13'1" x 10' (3.99m x 3.05m) Double aspect. 3 double glazed windows. Radiator.

Bathroom White suite comprising bath with centrally mounted mixer tap, tiled surround, basin with single lever mixer tap, tiled splashback, cupboard beneath, mirror and shaver point over, fully tiled shower cubicle with Triton fitment, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Vinyl flooring.

TOP FLOOR

Landing Double glazed Velux window.

Bedroom 1 16'2" into bay x 14'7" (4.93m x 4.45m) Double aspect with distant views to the South Downs. 2 Eaves storage cupboards. 2 double glazed windows.

OUTSIDE

Long Driveway Offering parking for several vehicles.

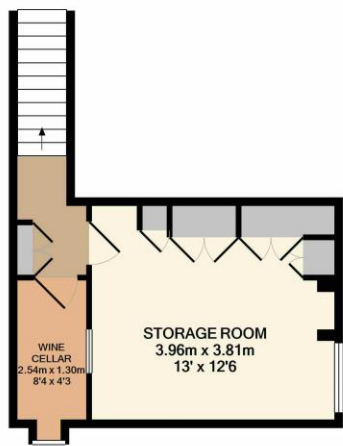
Front Garden Laid to lawn with hedge to boundary.

Rear Garden About 87 feet (26.52m) in length. Level arranged mainly as lawn, sun terrace adjacent to the house.

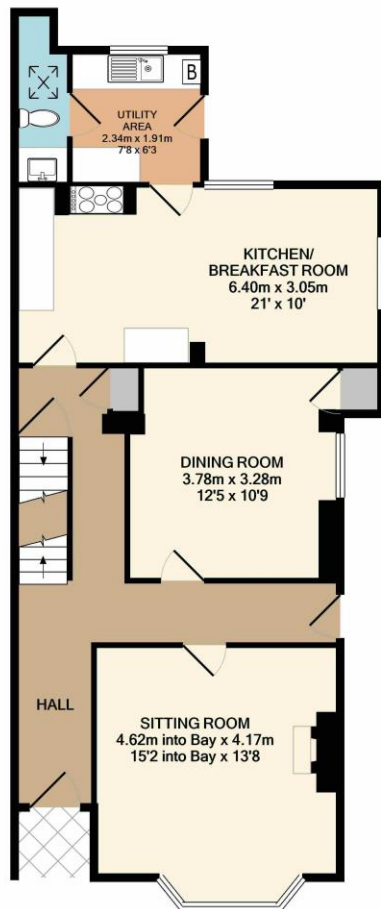
Detached Chalet 13'10" x 8'4" (4.22m x 2.54m). Ideal home office/games room. Double glazed window and entrance door. Light and power points. **Adjacent Workshop** 8'5" (2.57m) in length. Light point.



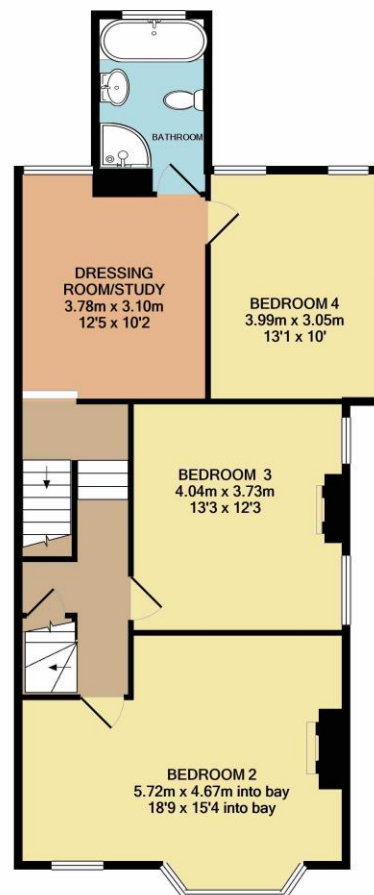
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	80
England, Scotland & Wales		EU Directive 2002/91/EC	



BASEMENT LEVEL
APPROX. FLOOR
AREA 25.2 SQ.M.
(271 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 76.8 SQ.M.
(827 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 76.2 SQ.M.
(820 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 24.9 SQ.M.
(268 SQ.FT.)

TOTAL APPROX. FLOOR AREA 203.1 SQ.M. (2186 SQ.FT.)

The dimensions on this floor plan are taken from the architect's plan and show the proposed layout. 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.
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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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