



61 Kents Road
Haywards Heath, West Sussex. RH16 4HQ

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£295,000

This charming semi detached Victorian cottage of character is in need of complete modernisation and redecoration and offers an excellent opportunity for those wishing to remodel and create a home to their own individual style. The property enjoys a 92 foot rear garden arranged mainly as lawn with a brick outhouse, lean-to shed and outside wc and there is potential to create off road parking to the front subject to obtaining the usual planning consents. The cottage retains the original panelled internal doors and there are several sealed fireplaces, it has the benefit of gas fired central heating and part double glazing and incorporates 2 bedrooms, first floor bathroom, sitting room, separate dining/living room and a kitchen.

Situated in this popular mature location in a no through road just a short walk to a Sainsbury's Local and the town centre with its wide range of shops and to The Broadway with its array of restaurants. There are several well regarded schools in the locality, Victoria Park with its tennis courts is close at hand and Haywards Heath mainline railway station is within walking distance providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also



has a modern leisure complex, a Waitrose and Sainsbury's superstore and is located just 5 miles west of the A23 providing a direct route to the motorway network. Whilst Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

GROUND FLOOR

Sitting Room 12'5" x 11' (3.78m x 3.35m) Part glazed panelled front door. Sealed fireplace. TV aerial point. Double glazed window. Radiator.

Inner Hall Stairs to first floor.

Dining/Living Room 12'6" x 9'2" (3.81m x 2.79m) Tiled fireplace and hearth with fitted gas fire and back boiler. Good size understairs shelved cupboard, further understairs storage cupboard. Double glazed window. Radiator.

Kitchen 8'5" x 7'9" (2.57m x 2.36m) Stainless steel sink with cupboard and drawers under, adjacent work top, cupboards and appliance space under. Tall recess with plumbing for washing machine, shelf and cupboard over. Further base unit. Space for cooker and fridge. Gas meter. Part tiled walls. Vinyl flooring. Half glazed doors to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Sealed fireplace.

Bedroom 1 12'5" x 11' (3.78m x 3.35m) Sealed fireplace. Double glazed window. Radiator.

Bedroom 2 9'3" x 8'9" (2.82m x 2.67m) Built in wardrobe. Double glazed window. Radiator.

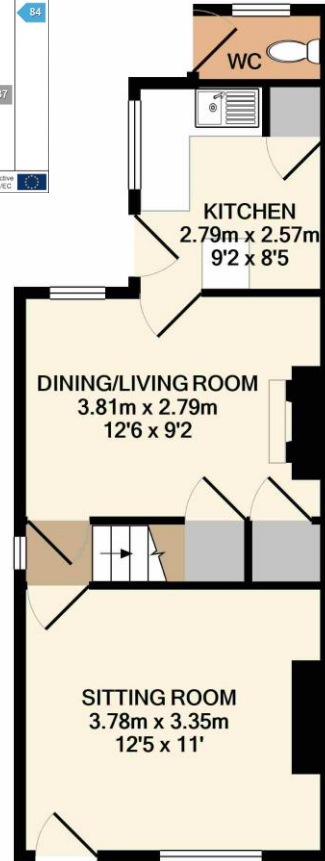
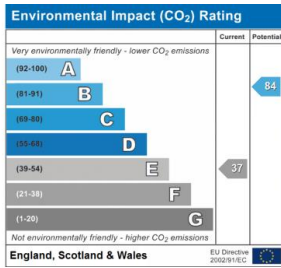
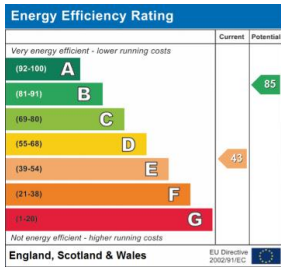
Bathroom 8'5" x 7'9" (2.57m x 2.36m) Airing cupboard housing lagged hot water cylinder and slatted shelving. Bath with traditional mixer tap and shower attachment, tiled surround, wc and basin with tiled splashback. Radiator.

OUTSIDE

Front Garden Geranium bed with paved surround. Block paved path and side access with wrought iron entrance gate. Adjacent flower and shrub border planted with a variety of colourful flowers and shrubs.

Lovely Rear Garden About 92 feet (28.04m) in length. Arranged mainly as lawn with concrete path, rose bed and trellis, several shrubs and flowers. Brick built **outhouse**. Block paved patio adjacent to the house with established hydrangea, **lean-to garden store** and **outside wc**. The garden is fully enclosed with timber fencing and established clipped hedge to one side.





GROUND FLOOR
APPROX. FLOOR
AREA 32.5 SQ.M.
(350 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 31.1 SQ.M.
(335 SQ.FT.)

TOTAL APPROX. FLOOR AREA 63.6 SQ.M. (685 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.
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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

