



4 Devon Villas

Western Road, Haywards Heath, RH16 3LR

   Mark Revill & Co

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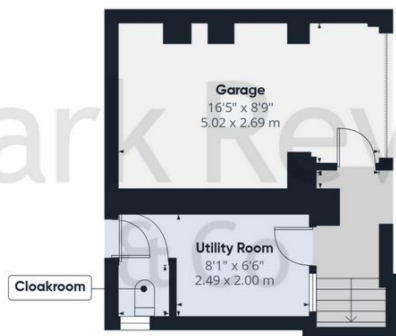
Guide Price £375,000 Freehold

A rare opportunity to acquire a characterful home offering fantastic potential to modernise and create your ideal living space. Positioned in a sought after location, this spacious property is perfect for those looking to put their own stamp on a home. The ground floor accommodation comprises a bright sitting room with a large window and feature fireplace, a separate dining room, and a kitchen with access to a lean-to, offering additional utility or storage space. Upstairs, the first floor provides three generous bedrooms and a family bathroom. A truly unique feature of this home is the lower ground floor, which includes a garage (accessible from the rear garden), a utility/store room, and a cloakroom, offering a wealth of potential for conversion or flexible use. Externally, the property enjoys a delightful rear garden partly laid to lawn, with a decked seating area and a charming front garden. There is rear vehicular access, a pedestrian gate to the side, and the convenience of no onward chain.

Situated in this much sought after mature location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and several well regarded schools. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town also offers a modern leisure centre, Sainsbury's and Waitrose superstores. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton 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.



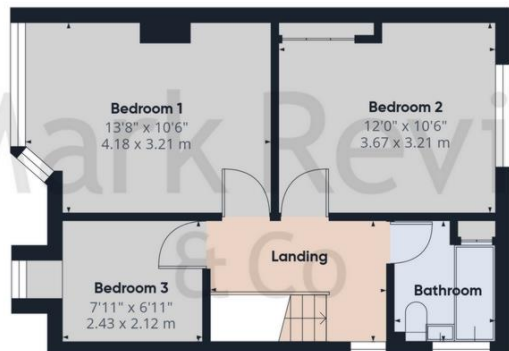




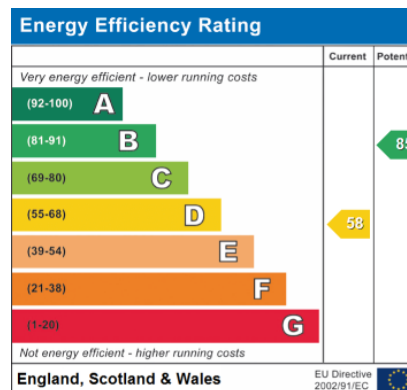
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1174 ft²

109 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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