



55 Gordon Road
Haywards Heath, RH16 1EL



Mark Revill & Co

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Guide Price £525,000

This splendid semi detached house of character has been skilfully extended to create spacious family accommodation arranged over three floors and enjoys a delightful rear garden extending to over 100 feet in length. The well presented accommodation has the benefit of gas central heating, double glazing and recently installed solar panels (generating domestic electricity plus additional energy to a feed-in tariff) and incorporates 4 bedrooms, the top floor bedroom enjoys a balcony with far reaching views, a spacious refitted bathroom with shower, fine sitting and living room, downstairs wc, excellent fitted kitchen complete with appliances and a superb double glazed conservatory/dining room. There is off road parking to the front for 2 vehicles and the delightful rear garden is arranged with a paved sun terrace, two areas of lawn, well stocked herbaceous borders and a path which leads to a detached chalet, ideal as a **home office or recreation room** plus 2 sheds.

Situated in this much favoured central location just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand with its wide range of shops including The Broadway with its array of restaurants whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all in the immediate vicinity. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13 miles to the north



whilst the cosmopolitan city of Brighton and the coast is about 15 miles distant. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Recessed Entrance Porch Quarry tiled step. Double glazed composite panelled front door to:

Hall Electric meter cupboard. Natural timber flooring. Stairs to first floor.

Sitting and Living Room 24'4" x 12'3" (7.42m x 3.73m)

Sitting Room Wide double glazed bay window to front. Fireplace with natural stone hearth and cast iron wood burning stove. Understairs cupboard. Radiator. Ceiling downlighters. Wide opening to:

Living Room Good size understairs storage cupboard with double glazed window. Tall cupboard housing Alpha gas boiler. Double glazed window. Radiator. Natural timber flooring. Opening to kitchen.

Rear Lobby Range of fitted shelved storage cupboards. Double glazed door to outside.

Downstairs wc White suite comprising close coupled wc and basin with single lever mixer tap, tiled splashback. Fitted shelving. High level double glazed window. Vinyl flooring.

Kitchen 12'2" x 9' (3.71m x 2.74m) Well fitted with attractive range of wood grain effect units with laminate work surfaces comprising inset composite bowl and a half sink, with mixer tap, adjacent worktop, cupboard, drawers and appliance space with plumbing for dishwasher under, plate rack unit over. Built-in **electric oven** and **microwave**, drawer under, cupboard over, adjacent drawer base unit, cupboard over. Matching L shaped work surface, cupboards, drawer and basket storage beneath, fitted **4 ring induction hob**, brushed steel splashback and extractor hood over, range of wall cupboards. Space for upright fridge/freezer. Peninsula counter. Waterproof splashbacks. Natural timber flooring. Double glazed doors flanked by double glazed windows to:

Double Glazed Conservatory/Dining Room 12'10" x 10'10" (3.91m x 3.30m) Double glazed on three sides with vaulted ceiling and doors to rear garden. Electrically heated tiled effect Karndean flooring.

FIRST FLOOR

L Shaped Landing Double glazed window. Stairs to top floor.

Bedroom 1 13'8" x 9'7" (4.17m x 2.92m) Range of fitted wardrobes to one wall. Double glazed window. Radiator.

Bedroom 3 15'1" x 11'5" (4.60m x 3.48m) Built-in slatted shelved airing cupboard housing stainless steel hot water cylinder. 2 double glazed windows. Radiator.

Bedroom 4 8'1" x 6'3" (2.46m x 1.91m) Presently used as an office Double glazed bay window. Radiator.

Spacious Shower/Bathroom White suite comprising bath with corner mixer tap, basin with mixer tap, drawers beneath, close coupled wc, large walk-in fully tiled shower with overhead rain water and hand held fittings. Heated chromium ladder towel warmer/radiator. Extractor fan. High level double glazed window. Ceiling downlighters. Part tiled walls. Tiled effect Karndean flooring.

TOP FLOOR

Landing Double glazed window. Decorative stair balustrade.

Bedroom 2 15'6" x 12'4" (4.72m x 3.76m) Double aspect with views over the rear garden and the town beyond. 2 eaves storage cupboards. Double glazed velux window, further double glazed window. Radiator. Ceiling downlighters. Double glazed door to:

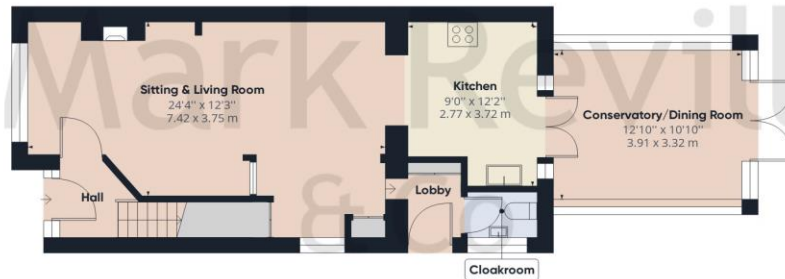
Balcony

OUTSIDE

Off Road Parking Offering space for 2 vehicles. Side access with gate to:

Delightful Rear Garden About 105 feet (32m) in length. Arranged with a paved terrace and steps adjacent to the house opening to a lawn with curved brick path, adjacent well stocked bed containing a wide variety of shrubs including hydrangea, montbretia, sedum, honeysuckle, etc. Further paved seating area leading to lawn, herbaceous borders planted with palm, fruit tree, bamboo, etc. Brick path to: **Timber Built Cabin**, ideally suitable as a home office or recreation room. Light and power points. Adjacent path to **2 timber sheds**.

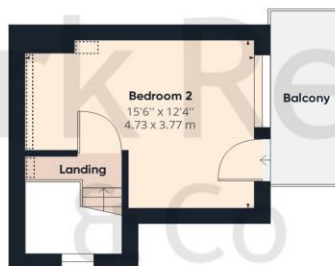




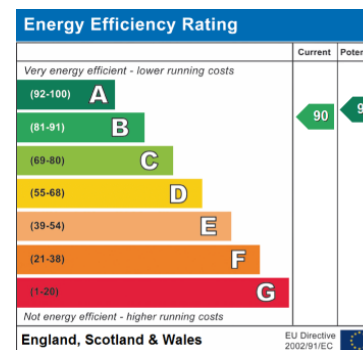
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1321.77 ft²
122.80 m²

Reduced headroom

5.96 ft²
0.55 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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