



**37 Western Road**

Haywards Heath, West Sussex. RH16 3LR



**Mark Revill & Co**

## 37 Western Road Haywards Heath, West Sussex. RH16 3LR

Guide Price £550,000

This splendid thoughtfully extended semi detached Victorian house of character offers bright and exceptionally well presented family accommodation arranged over two floors. This delightful home retains many features of the Victorian era including stripped pine panelled internal doors, ornate stair balustrade, picture rails, etc. which is complimented by the modern day fittings of double glazed replacement windows (sash to the front) and gas central heating. The property incorporates 3 good size bedrooms, en suite shower room, refitted family bathroom, a fine sitting and dining room with feature fireplace, an excellent comprehensively fitted kitchen with adjacent utility room, living/family room with double glazed doors to the garden and a home office. There is a wide block paved drive to the front offering parking for 3 vehicles with double timber gates to the beautiful west facing rear garden extending to a maximum of 105 foot in length, arranged mainly as lawn with raised paved sun terrace and patio and well stocked colourful herbaceous borders. There is excellent scope for a further extension if desired subject to obtaining the usual planning consents.

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

**Entrance Porch** Attractive double glazed replacement panelled front door to:

**Hall** Radiator. Dado rail. Stairs to first floor.

**Sitting and Dining Room** 22'10" into bay x 12' (6.96m x 3.66m) narrowing to 11'3 (3.43m) Wide double glazed sash bay window to the front. Attractive contemporary stone fireplace and hearth, fitted live flame coal effect gas fire. Walk-in shelved understairs storage/coats cupboard. 2 further double glazed windows. 2 radiators.

**Kitchen** 12'7" x 8' (3.84m x 2.44m) Comprehensively fitted with attractive range of high gloss units comprising inset stainless steel sink, adjacent worktop, cupboards and integrated **dishwasher** under. Matching worktop, cupboard and drawers under. Fitted brushed steel **5 ring gas hob** with glass splashback and brushed steel extractor hood over, flanked by wall cupboards. Built-in brushed steel **electric oven**, cupboard under and over. Tall larder/storage unit. Double glazed window. Radiator. Double glazed door to outside. Door to:

**Utility Room** Inset stainless steel sink with mixer tap, adjacent worktop, cupboard, plumbing for washing machine and space for tumble dryer under. Range of wall cupboards. Space for upright fridge/freezer.

**Cloakroom** Close coupled low level wc, wash basin with tiled splashback. Chromium heated towel rail.

**Study** 9' x 4'11" (2.74m x 1.50m) Double aspect. Fitted L shaped desk unit, drawers under. 2 double glazed windows. Radiator.

**Living Room** 14'2" x 10'8" (4.32m x 3.25m) Double aspect with outlook over rear garden. TV aerial point. Double glazed window. Radiator. Double glazed sliding doors to rear garden.

## FIRST FLOOR

**Split Level Landing** Decorative stair balustrade. Hatch with pull down ladder to loft space. Dado rail.

**Bedroom 1** 14'8" maximum x 10'6" (4.47m x 3.20m) Decorative cast iron Victorian fireplace. Range of fitted wardrobes with panelled mirror doors, adjacent tall corner shelf unit. 2 double glazed sash windows. Radiator.

**Bedroom 2** 13'10" x 11'2" (4.22m x 3.40m) A fine double aspect room with sloping ceiling to one side incorporating 2 double glazed velux windows. Large eaves storage space with sliding doors. Further double glazed window. Radiator. Inner hall with radiator and door to:

**En Suite Shower Room** Glazed shower cubicle with Triton electric fitment, pedestal basin with single level mixer tap, close coupled wc. Ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Vinyl flooring.

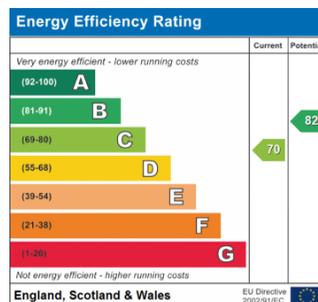
**Bedroom 3** 10'8" x 9'4" (3.25m x 2.84m) Fitted double wardrobe with cupboard over. Good size built-in airing cupboard housing Alpha gas boiler, slatted shelving. Double glazed window. Radiator. Picture rail.

**Family Bathroom** White suite comprising bath with mixer tap and shower attachment, fitted shower rail and curtain, basin with mixer tap, cupboard beneath, close coupled wc. Double glazed window. Fully tiled walls. Vinyl flooring.

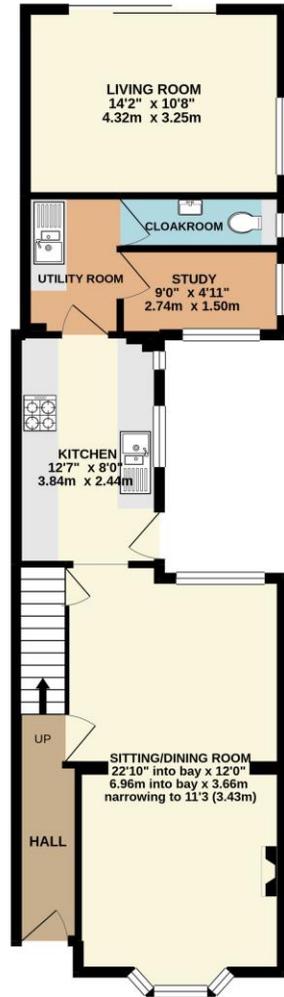
## OUTSIDE

**Double Width Block Paved Drive** Timber double gates to:

**Lovely West Facing Rear Garden** Overall about 105 feet (32m) in length including a 40 foot (12.19m) block paved courtyard to the side of the house. Arranged mainly as level well tended lawn, adjacent slate filled path, deep herbaceous borders to either side containing a wide variety of plants, flower, shrubs and small trees. Raised paved sun terrace adjacent to the house, further paved patio at the far end with **timber shed**. The garden is fully enclosed by timber fencing, clipped laurel and evergreen hedging.



GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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