



**35 Mill Green Road**  
Haywards Heath, West Sussex. RH16 1XQ



**Mark Revall & Co**



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Guide Price £330,000

This most attractive bay fronted Victorian semi-detached house of character is in need of modernisation and offers an ideal opportunity for those wishing to remodel and renovate to their own individual specification. This delightful home has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 2 double bedrooms, a spacious shower room, 2 separate reception rooms and a kitchen. There is a private drive to the front and the lovely rear garden extends to about 84 feet in length arranged with a large sun terrace, level lawn with a timber shed, greenhouse and outside wc. There is excellent scope for an extension or enlargement into the loft space to provide additional accommodation if desired, subject to obtaining the usual planning consents.

Situated in this popular mature location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Both Waitrose and Sainsbury's superstores are in the immediate vicinity as is the Dolphin Leisure complex, whilst the town centre is within easy reach offering a wide range of shops including The





Broadway with its array of restaurants. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 miles to the north and the cosmopolitan city of Brighton and the coast is approximately 15 miles distant. The South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

**Entrance Lobby** Double glazed front door. Stairs to first floor.

**Sitting Room** 14' into bay x 13'1" (4.27m x 3.99m) Tiled fireplace and hearth, fitted gas fire. TV aerial point. 2 wall light points. Wide double glazed bay window to front. Radiator.

**Living/Dining Room** 13'1" x 12'8" (3.99m x 3.86m) Wall mounted flame effect electric fire. Good size shelved understairs storage cupboard. Double glazed window. Radiator.

**Kitchen** 10'7" x 8'7" (3.23m x 2.62m) Stainless steel sink, cupboards under, adjacent worktops, cupboards and appliance space with plumbing for washing machine under. 3 wall cupboards, further cupboard. Space for upright fridge/freezer. Gas cooker point. Double glazed window. Radiator. Part tiled walls. Double glazed door to rear garden.

FIRST FLOOR

**Landing** Hatch to loft space. Ideally **suitable for conversion to create further accommodation** if desired, subject to the usual planning consents.

**Bedroom 1** 13'1" x 11'11" (3.99m x 3.63m) Good size built-in shelved wardrobe/storage cupboard. Recessed shelving. Telephone point. Double glazed window. Radiator.

**Bedroom 2** 12'12" x 9'10" (3.96m x 3.00m) Recessed shelving. Double glazed window. Radiator.

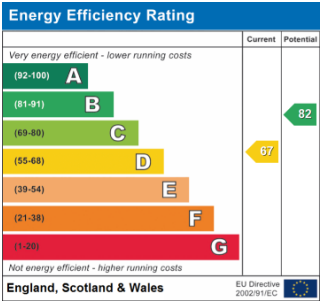
**Spacious Shower Room** 10'6" x 8'6" (3.20m x 2.59m) Large glazed shower cubicle, pedestal basin, close coupled wc. Airing cupboard housing Potterton gas boiler and insulated hot water cylinder. Double glazed window. Radiator. Half tiled walls. Vinyl flooring.

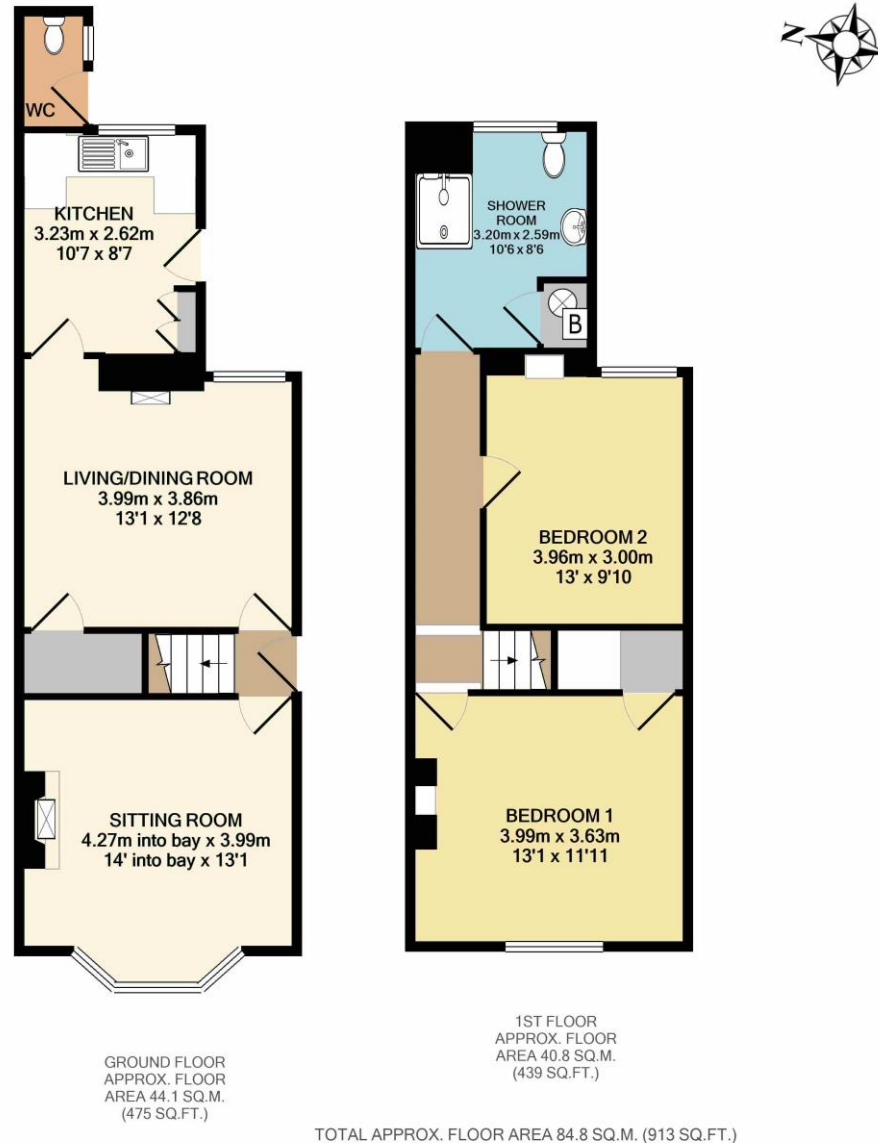
OUTSIDE

**Private Drive** With wrought iron entrance gates.

**Front Garden** Neatly laid to lawn with flower borders, chain link, close boarded and picket fencing.

**Lovely Rear Garden** About 84 feet (25.6m) in length, arranged with an extensive sun terrace adjacent to the house with brick built **outside wc**, gravelled filled borders. Opening to level well tended lawn flanked by paved pathways. Paved and brick paved area at the far end with **timber shed** and **greenhouse**. The garden is fully enclosed by close boarded timber fencing.





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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