



57 Kents Road  
Haywards Heath, RH16 4HQ



Mark Revill & Co

## 57 Kents Road Haywards Heath, RH16 4HQ

Guide Price £375,000

This most attractive bay fronted Victorian semi detached house of character has been tastefully and recently renovated throughout retaining many original features of the era including cast iron Victorian fireplaces and pine panelled internal doors. This excellent home has the benefit of gas central heating and some double glazing and incorporates 2 double bedrooms, a refitted bathroom with white suite, a fine sitting room with bay window, good size living/dining room with feature fireplace and recessed cupboards, downstairs wc and a well fitted kitchen complete with appliances. The property has the benefit of a delightful rear garden extending to about 84 feet in length arranged mainly as lawns with a paved terrace adjacent to the house.

Situated in this popular mature location in a no through road just a short walk to the town centre with its wide range of shops and array of restaurants. There are several well regarded schools in the immediate locality, Victoria Park with its tennis courts is close by and Haywards Heath mainline 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 centre, a Waitrose and Sainsbury's superstore and the A23 is located just 5 miles west of the town 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 a similar distance to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Hall** Attractive part glazed panelled front door to:

**Hall** Good size understairs cupboard with shelving and double glazed window, further small understairs cupboard. Electric meter cupboard. Radiator. Exposed timber floor. Stairs with decorative balustrade to first floor.

**Sitting Room** 12'4" into bay x 10'3" (3.76m x 3.12m) Wide double glazed bay window to front. TV aerial point. Telephone point. Radiator.

**Living/Dining Room** 15'10" x 11'7" (4.83m x 3.53m) Most attractive cast iron period fireplace with slate hearth. Recessed display/storage units on either side of chimney breast incorporating cupboards with open shelving over. TV aerial point. Double glazed window. Radiator. Exposed timber floor.

**Kitchen** 9'5" x 7'11" (2.87m x 2.41m) Fitted with attractive range of shaker style units with solid timber work surfaces comprising: inset butlers sink with chromium mixer tap, adjacent draining board/worktop, cupboards, drawers and Hotpoint **washing machine** beneath. Matching worktop, cupboards and drawers under. Built-in brushed steel **electric oven** with brushed steel **4 ring gas hob** and concealed extractor hood over flanked by wall cupboards. Electra tall **fridge/freezer**. Cupboard housing Ideal Classic gas boiler with wall mounted central heating and hot water time control. Range of fitted natural wood shelving. Part tiled walls. Quarry tiled floor. Bi-fold door to:

**Rear Lobby** Quarry tiled floor. Half glazed door to rear garden.

**Downstairs wc** Low level suite, corner basin with tiled splashback. Electrically heated chromium towel warmer/radiator. Tiled window sill. Quarry tiled floor.

## FIRST FLOOR

**Landing** Hatch to loft space. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving.

**Bedroom 1** 15'10" (4.83m) narrowing to 12'10" x 10'10" (3.91m x 3.30m ) 2 double glazed windows. Radiator.

**Bedroom 2** 11'7" x 9' (3.53m x 2.74m) into recess. Attractive cast iron period fireplace with decorative tiled hearth. Built-in wardrobe with hanging rail and open shelf unit. Recessed shelf with shelf and drawers over. Double glazed window. Radiator.

**Bathroom** White suite with traditional chromium fittings comprising bath with independent shower over, glazed screen, pedestal basin, close coupled wc. Timber framed wall mirror. Corner wall unit. Heated chromium towel warmer with inset column radiator. Part tiled walls. Exposed timber floor.



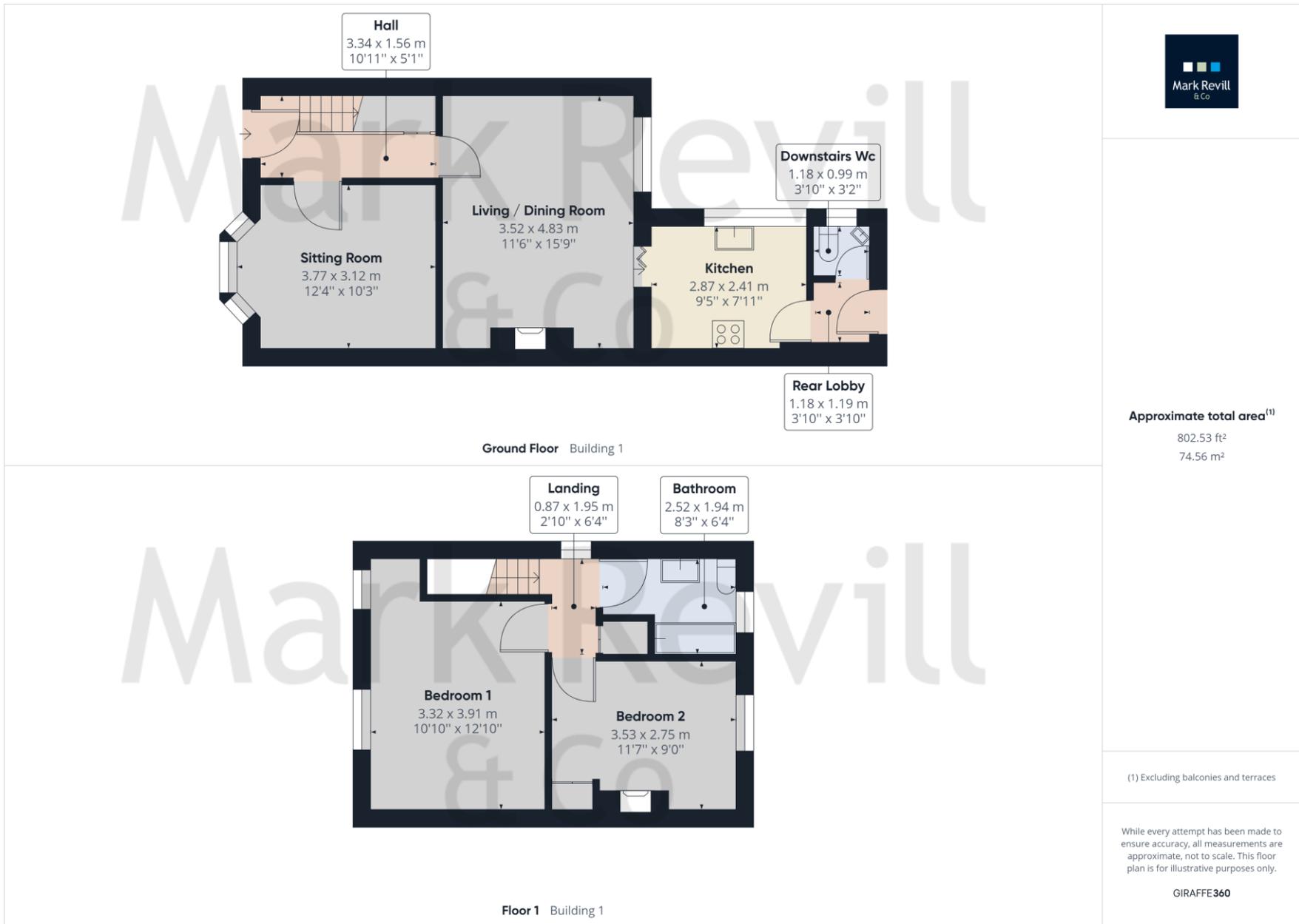
## OUTSIDE

**Front Garden** Central shrub bed containing a variety of plants including azalea and geraniums, flanked by stone filled borders, clipped boundary hedge and brick wall. Wrought iron gate to paved path and side access with gate to:

**Lovely Rear Garden** About 84 feet (25.60m) in length. Arranged with paved terrace adjacent to the house with stone retaining wall. Deep herbaceous bed containing a variety of flowers, plants and shrubs, lawn with adjacent flower border, central mature camellia tree. Further lawn area to the far end with fruit tree and **timber shed**. Water tap. Power point. The garden is fully enclosed with timber fencing and established hedges to the rear boundary.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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