



**40 Gower Road**  
Haywards Heath, RH16 4PN



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Guide Price £400,000

This most attractive bay fronted Victorian semi-detached house of character offers bright and well cared for accommodation having the benefit of gas central heating and double glazed replacement windows throughout. The property requires updating although is well presented and comprises 2 double bedrooms, a wet room, sitting room with opening to a good size living/dining room, kitchen and a useful utility room. The most attractive rear garden enjoys a favoured westerly aspect and extends to a maximum of 81 feet in length arranged mainly as lawn with paved sun terrace and patio and there is space at the front to create an off road parking space, subject to obtaining the necessary consents. The house also offers excellent scope for enlargement into the loft space or an extension to create further accommodation if desired, subject to obtaining the usual planning permission.

\*\* NO ONWARD CHAIN \*\*

Situated in this favoured mature central location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and bars and to the mainline station providing a fast and



frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups whilst Victoria Park with its tennis courts, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are all close at hand. The A23 lies just over 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 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

**Hall** Attractive double glazed composite front door. Radiator. Stairs to first floor.

**Sitting Room** 12'8" x 10'7" (3.86m x 3.23m) Tiled fireplace and hearth. Double glazed bay window to front. TV aerial point. Radiator. Picture rail. Sliding panelled doors to:

**Dining/Living Room** 16'2" x 10'9" (4.93m x 3.28m) Tiled fireplace and hearth with fitted gas fire. Good size under stairs storage cupboard with light point and double glazed window. Fitted shelving. Double glazed window. Radiator.

**Kitchen** 10' x 8'9" (3.05m x 2.67m) Stainless steel sink with cupboards under, adjacent worktop, cupboard under. Wall mounted Worcester gas boiler. Matching L shaped worktop, cupboards and drawers under. Range of wall cupboards including corner shelf unit. Gas point. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed door to rear garden.

**Utility Room** 9'8" x 5'5" (2.95m x 1.65m) Fitted tall shelved storage cupboard, cupboard over. Hatch to small loft space. Plumbing for washing machine. Double glazed window. Vinyl flooring.

## FIRST FLOOR

**Landing** Hatch to loft space. Electric meter and trip switches.

**Bedroom 1** 13'3" plus recess x 11'5" (4.04m x 3.48m) 2 double glazed windows. Radiator. Picture rail.

**Bedroom 2** 10'9" x 9'2" (3.28m x 2.79m) Double glazed window. Radiator.

**Wet Room** Fully tiled walk-in shower area with Mira electric fitment and fold away seat, close coupled wc and basin with cupboard beneath. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window. Part tiled walls. Non slip waterproof flooring.

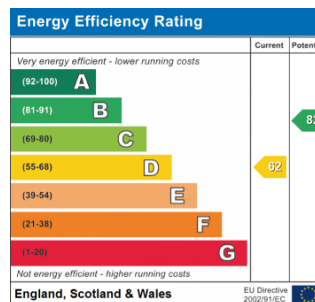
## OUTSIDE

**Front Garden** Laid to lawn, flower and shrub bed and border containing geraniums, sedum, heathers etc. The garden is enclosed by a low clipped mixed hedge with entrance gate to path. Side access with gate to:

**Attractive West Facing Rear Garden** About 55 feet (16.76m) in length plus 26 feet (7.92m) courtyard (81 feet overall - 24.69m). Arranged with a paved patio, lawn and herbaceous bed, adjacent **garden store** 9'7 x 8'8. Further paved sun terrace opening to a level lawn, adjacent paved path with flower and shrub borders to either side. Former kitchen garden at the far end enclosed by herbaceous borders. The garden is fully enclosed with timber fencing, clipped privet hedge to the northern party boundary.

## JOINT SOLE AGENTS

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# Floor Plan

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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