



**5 Kings Road**  
Haywards Heath, RH16 4EJ



**Mark Reville & Co**

## 5 Kings Road Haywards Heath, RH16 4EJ

£360,000

This most attractive bay fronted Victorian semi-detached house of character offers bright and well cared for accommodation which enjoys open views over the town from the rear. The property has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, a fine sitting room with red brick open fireplace, separate living/dining room, kitchen, adjacent glazed garden room and a downstairs bathroom. The easily managed rear garden enjoys a favoured westerly aspect and includes a shed and workshop both with power and light plus a greenhouse.

Kings Road is a small twitten lying immediately off St Johns Road, close to a Sainsbury's Local and Princess Royal Hospital and is within walking distance of the town centre with its wide range of shops and The Broadway with its array of restaurants. The town also has a modern leisure centre, a Sainsbury's and Waitrose superstore and a mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several schools in the locality catering for all age groups and the A23 is easily accessible via the nearby bypass offering a direct route



to the motorway network. Gatwick Airport is 14 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Recessed Porch** Quarry tiled step. Double glazed front door.

**Hall** Under stairs cupboard. Radiator. Stairs with natural timber decorative balustrade to first floor. High level glazed wall cabinet.

**Sitting Room** 15'11" x 11'6" (4.85m x 3.51m) Attractive red brick open fireplace with timber mantle and quarry tiled hearth. Recessed book/display shelving. Wide double glazed bay window to front with vertical blinds. 2 radiators. Glazed panelled pocket doors to:

**Living/Dining Room** 12'7" x 10'6" (3.84m x 3.20m) Fireplace with wooden mantle and tiled hearth. Recessed high level shelving. Built-in shelved storage cupboard with cupboard over. Large under stairs storage and larder cupboards. Double glazed window. Radiator.

**Kitchen** 8' x 8' (2.44m x 2.44m) Inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards and drawers under. Range of wall cupboards. Matching worktop with fitted brushed steel **4 ring gas hob** with brushed steel **electric oven** under. High level cupboard housing electric meter. Double glazed window. Timber clad ceiling. Part tiled walls. Tiled floor. Double glazed door to:

**Double Glazed Garden Room** 8'2" x 5'10" (2.49m x 1.78m) Double glazed on two sides with polycarbonate ceiling and door to rear garden. Fitted shelf and base cupboard housing gas meter. Fitted table top. Plumbing for washing machine.

**Bathroom** White suite comprising hip bath with telephone style mixer tap and shower attachment, pedestal basin, low level wc. Extractor fan. Radiator. Double glazed window. Fully tiled walls. Wood effect vinyl flooring.

## FIRST FLOOR

**Landing** Hatch to loft space. Tall glazed wall cabinet on stairwell. Double glazed window. Timber clad dado.

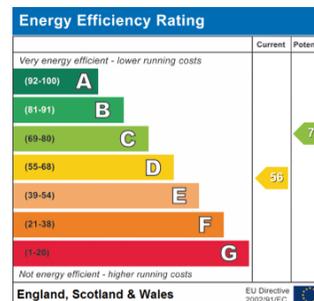
**Bedroom 1** 11'9" x 11'3" (3.58m x 3.43m) Built-in double and single wardrobes, cupboards over. 2 double glazed windows. Radiator.

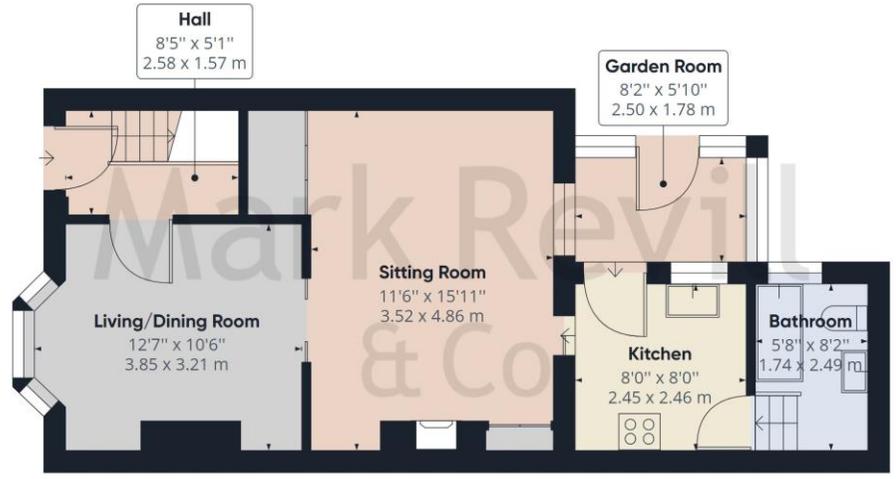
**Bedroom 2** 11'7" x 7'7" (3.53m x 2.31m) Built-in natural timber double wardrobe with cupboards over. Built-in airing cupboard with matching doors housing Worcester gas boiler with cupboard over. Double glazed window. Radiator.

**Bedroom 3** 8'4" x 7' (2.54m x 2.13m) Double glazed window. Radiator.

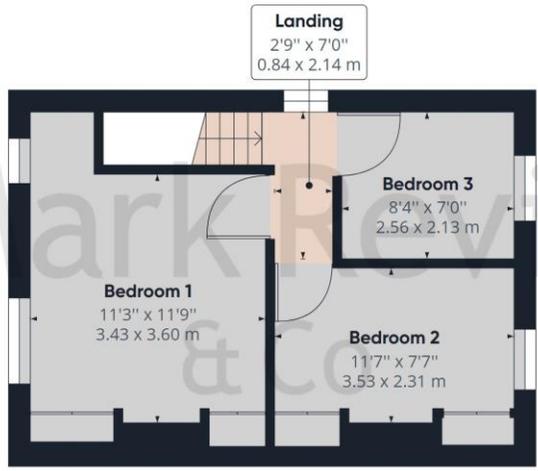
## OUTSIDE

**Most Attractive West Facing Rear Garden** About 36 feet (10.97m) in length. Arranged with a raised paved sun terrace, steps to lower paved area adjacent raised deep herbaceous bed planted with bulbs, heather, roses, hibiscus etc. **Timber shed** and **workshop** with light and power points. **Greenhouse**. Outside water tap and light. The garden is fully enclosed by a wall, timber fencing and a mature privet hedge to the rear boundary providing shelter and seclusion. Side access with path.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 865.39 ft<sup>2</sup>  
 80.40 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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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