



## Stepney Cottage

55 New England Road, Haywards Heath, RH16 3LE



Mark Revill & Co

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£440,000

This most attractive semi detached Victorian house of character occupies a central location and enjoys the benefit of a delightful 70 foot rear garden which incorporates a **large timber built workshop/studio ideally suitable as a home office or recreation room**. The bright and well presented accommodation has the benefit of gas central heating and some double glazing and has 3 bedrooms, bathroom, separate wc, a fine open plan L shaped sitting and dining/living room, a traditional style fitted kitchen/breakfast room and a useful utility/garden room. There is a paved drive (restricted width) to the front and the lovely rear garden is arranged with a brick courtyard, raised paved sun terrace, level lawn and vegetable garden at the far end with greenhouse and shed.

Situated in this popular mature location within walking distance to the town centre with its wide range of shops and to The Broadway with its array of restaurants. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45), there are several well regarded schools in the locality catering for all age groups, whilst the Dolphin Leisure centre, Sainsbury's and Waitrose superstores are all within easy reach. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, Gatwick Airport is 13.8 miles to the north and the cosmopolitan city of Brighton and the coast is approximately 15 miles distant, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.



## GROUND FLOOR

**Entrance Hall** Attractive double glazed replacement front door. Understairs cupboard. Stairs to first floor. Radiator. Double glazed window. Wood block flooring.

**Sitting Room** 11'2" x 11'2" (3.40m x 3.40m) Inset contemporary live flame effect electric fire. TV aerial point. Double glazed window. Radiator. Wide opening with decorative moulding to:

**Living/Dining Room** 16'10" x 10'11" (5.13m x 3.33m) Recessed natural timber unit with storage cupboard and glazed cabinet over. Fitted book/display shelf unit. Sash window. Radiator.

**Kitchen/Breakfast Room** 16'3" x 8'3" (4.95m x 2.51m) Comprehensively fitted with range of natural timber fronted units comprising inset composite bowl and a half sink with mixer tap, extensive work surface, cupboards, drawers, shelf and appliance space with plumbing for washing machine and dishwasher under. New World **range cooker** with 2 ovens, grill, 4 ring hob and griddle, housing for extractor hood over flanked by range of wall cupboards. Matching worktop, cupboards, drawers and integrated **fridge** under, adjacent tall shelved cupboard, cupboard over. Further wall cupboards and corner shelf unit. Double glazed window. Radiator. Part tiled walls. Tiled floor. Part glazed door to:

**Utility/Garden Room** 8'7" x 8'6" (2.62m x 2.59m) Fitted worktop with cupboards, drawers and appliance space under. Range of tall wall cupboards. Polycarbonate roof. Tiled floor. Half glazed door to rear garden.

## FIRST FLOOR

**Landing** Built-in airing cupboard housing pre-insulated hot water cylinder, trip switches and slatted shelving. 2 double glazed windows. Dado rail.

**Bedroom 1** 13'8" x 11'2" (4.17m x 3.40m) Comprehensive range of furniture including one wall fitted with wardrobes, incorporating hanging rails and shelving, double bed recess flanked by bedside drawer units, corner display units and range of high level cupboards over, chest of drawers and dressing table unit with drawer units. Further large built-in wardrobe. 2 double glazed windows. Radiator.

**Bedroom 2** 11' x 10'8" (3.35m x 3.25m) Double glazed window. Radiator.

**Bedroom 3** 8'2" x 6'6" (2.49m x 1.98m) Double glazed window. Radiator. Wood effect laminate flooring.

**Bathroom** White suite comprising bath with independent shower over, glazed screen, basin, useful low level shelf. Hatch to loft space. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Vinyl flooring.

**Separate wc** Low level suite, corner basin with tiled splashback. Double glazed window. Radiator. Vinyl flooring.

## OUTSIDE

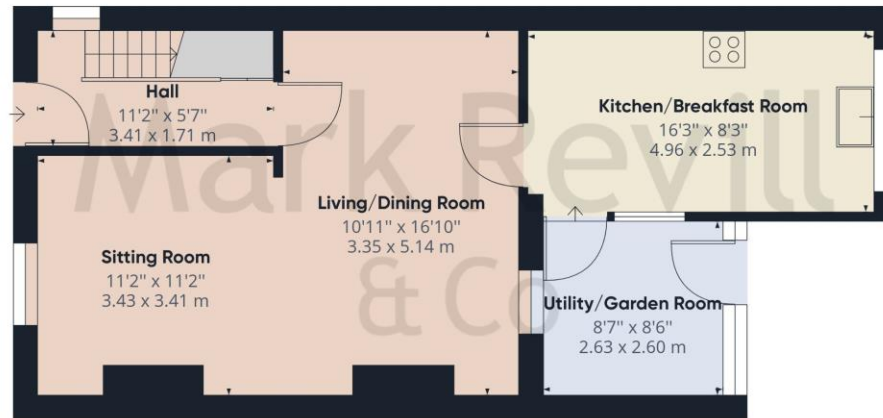
**Private Paved Drive** Restricted width of 6'3" (1.91m).

### Paved Front Garden

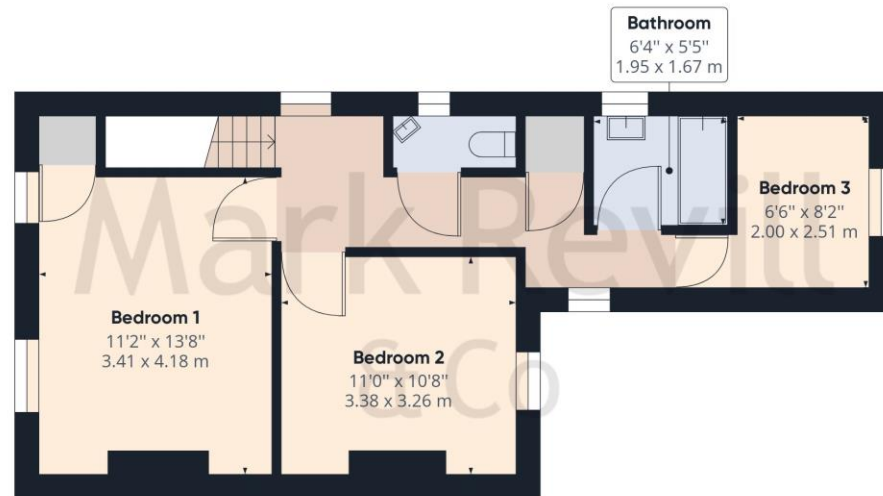
**Attractive Rear Garden** About 70 feet (21.34m) in length (maximum). Arranged with a brick patio adjacent to the house with adjoining path to side access gate. Steps flanked by herbaceous beds provide access to a raised paved sun terrace with flower and shrub beds to either side opening to a small level lawn, further established shrub bed and fence clad with jasmine with opening to an area at the far end with raised vegetable beds. **Greenhouse. Timber shed. Large timber workshop/studio** 19'3" x 14'5" (5.87m x 4.39m), ideally suitable as home office/recreation room/gym, etc. with light and power points. L shaped bench and eaves storage. The garden is fully enclosed by mature hedgerow and close boarded timber fencing offering shelter and seclusion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1067.83 ft<sup>2</sup>  
99.20 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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