



23 Edward Road
Haywards Heath, RH16 4QJ



Mark Revill & Co

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£385,000

This most attractive bay fronted semi-detached house of character built in the 1930's is in need of complete modernisation and redecoration, offers scope for an extension to the side or rear (subject to obtaining planning permission) providing an excellent opportunity to those who wish to remodel a home to their own specification. The property has the benefit of gas central heating and double glazed replacement windows throughout and comprises: 3 bedrooms, bathroom, 2 reception rooms and a kitchen. The paved and easily managed rear garden extends to about 52 feet in length and the wide rear garden offers ample space for off road parking, subject to acquiring the usual consents.

Situated in this popular established location just a short walk to a Sainsbury's Local and to Princess Royal Hospital. The town centre is within easy reach offering a wide range of shops, The Broadway with its array of restaurants, the Dolphin Leisure centre, Waitrose and Sainsbury's superstores and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 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, whilst the South Downs National Park is within a short drive offering a beautiful venue for countryside walking.

GROUND FLOOR

Entrance Porch Double glazed replacement front door to:

Hall Under stairs cupboard. Double glazed window. Radiator. Original staircase to first floor.

Dining Room 11'1" x 10'9" (3.38m x 3.28m) Fitted gas fire. Double glazed window. Radiator.

Kitchen 9'9" x 5' (2.97m x 1.52m) Stainless steel sink with drawer and cupboard housing gas meter beneath. Walk-in pantry with shelving and window. Fitted shelving. Double glazed window. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Double glazed window.

Bedroom 1 11'8" x 11' (3.56m x 3.35m) Double glazed bay window to front. Tiled fireplace. Radiator. Picture rail.

Bedroom 2 10'9" x 9'1" (3.28m x 2.77m) Airing cupboard housing pre-insulated hot water cylinder, slatted shelved cupboard over. Double glazed window. Radiator. Picture rail.

Bedroom 3 7' x 6'11" (2.13m x 2.11m) Range of fitted base level cupboards with open display/book shelving over. Double glazed window. Radiator. Picture rail.

Bathroom Suite comprising bath with tiled surround, wc with high level cistern, basin with tiled splashback. Double glazed window. Radiator.

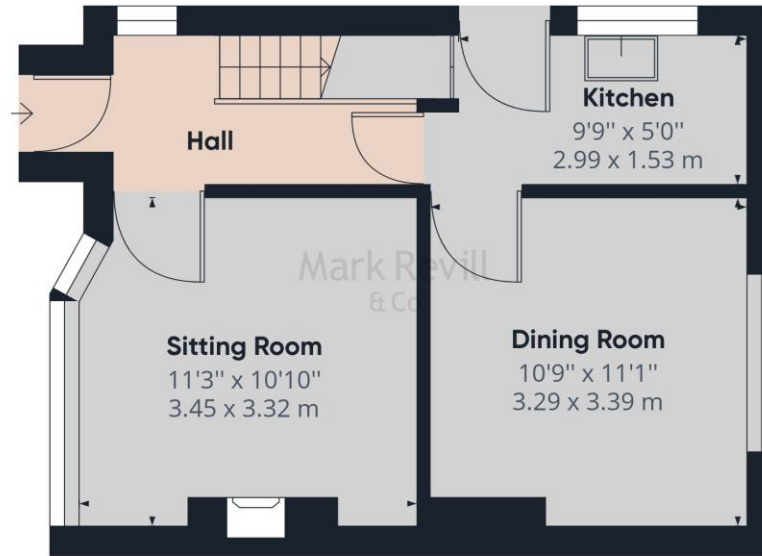
OUTSIDE

Front Garden Wrought iron entrance gate to concrete path flanked by lawn and deep herbaceous bed planted with colourful shrubs and plants including lupines and mature evergreen. Excellent scope to create off road parking, subject to obtaining the usual consents.

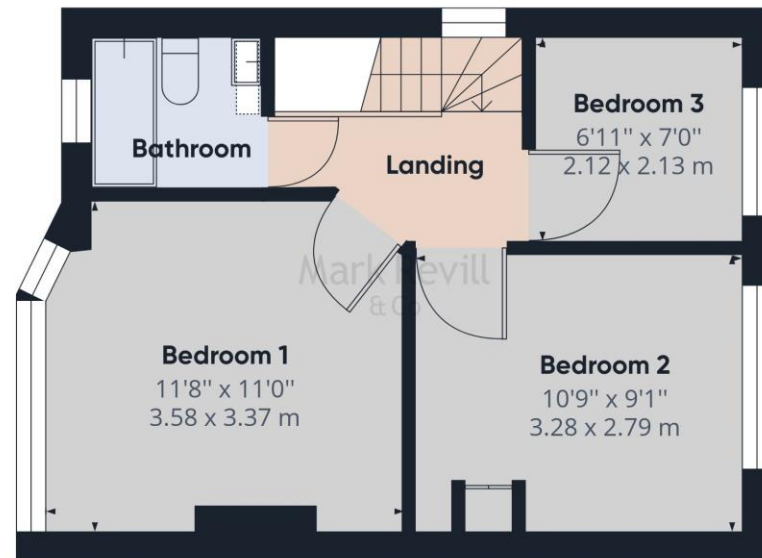
Rear Garden About 52 feet (15.85m) maximum in length. Mainly paved with deep herbaceous beds and border containing a wide variety of colourful flowers and shrubs including buddleia, sedum, etc. Timber shed. The garden is fully enclosed by timber fencing. Side access with gate to front.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor



Floor 1



Approximate total area⁽¹⁾

688.77 ft²

63.99 m²

(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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