



69 Kents Road
Haywards Heath, RH16 4HQ

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£425,000

This most attractive bay fronted semi detached Victorian house of character offers bright and recently redecorated accommodation arranged over three floors. The property has been sympathetically refurbished throughout retaining many features of the Victorian era including decorative cast iron fireplaces, sash windows, natural timber floors and panelled doors. The property has the benefit of gas central heating (newly installed boiler) and incorporates 3 good size bedrooms, a modern bathroom, a fine sitting room, a spacious living/dining room and a well fitted kitchen complete with appliances. There is a private block paved drive to the side offering space for 2 vehicles and the attractive fully enclosed rear garden is arranged with a paved sun terrace, level lawn and stone filled seating area.

Situated in this much favoured mature location in a no through road just a short walk to a Sainsbury's Local, the town centre with its wide range of shops and The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups, Victoria Park with its tennis courts is close by and the 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 complex, a Waitrose and Sainsbury's superstore and is located just 5 miles west of the A23



providing a direct route to the motorway network. Gatwick Airport is about 14 miles to the north, the cosmopolitan city of Brighton and 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. Understairs cupboard. Electric meter cupboard. Radiator. Natural timber flooring. Stairs with decorative balustrade to first floor.

Sitting Room 12'8" x 10'4" (3.86m x 3.15m) Period style cast iron fireplace with slate hearth. Wide sash bay window to front. TV aerial point. Telephone point. Radiator.

Living/Dining Room 15'9" x 11'8" (4.80m x 3.56m) Feature period style fireplace with decorative cast iron grate and insert, old pine surround and tiled hearth. Arched recess with fitted eye level book/display shelf unit. Good size understairs cupboard with window. Radiator. Natural timber flooring. Double glazed casement doors to rear garden.

Kitchen/Breakfast Room 14'2" x 7'10" (4.32m x 2.39m) Comprehensively fitted with an attractive range of units comprising inset composite bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, **washing machine** and integrated **dishwasher** beneath. Wall cupboard housing Alpha gas boiler (newly installed), adjacent wall cupboards with central pelmet and lighting. Long matching worktop, cupboards and drawers under. Built-in brushed steel **electric double oven**, fitted **4 ring gas hob**. Further range of wall cupboards and shelf unit with central drawers. Integrated tall **fridge/freezer**, adjacent tall pull out wire basket larder unit. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Wood effect laminate flooring.

FIRST FLOOR

Landing Window. Door to:

Inner Landing Door to stairs to top floor.

Bedroom 1 11'2" x 9'8" (3.40m x 2.95m) Decorative cast iron period fireplace. Built-in double wardrobe. TV aerial point. Sash window. Radiator.

Bedroom 2 11'9" x 8'11" (3.58m x 2.72m) Decorative cast iron period fireplace. TV aerial point. Sash window. Radiator.

Bathroom White suite comprising bath, independent shower over with hand held and rain water fittings, fully tiled surround, pedestal basin, close coupled wc. Good size built-in slatted shelved linen cupboard. Extractor fan. Heated ladder towel warmer/radiator. Sash window. Part tiled walls. Wood effect laminate flooring.

TOP FLOOR

Bedroom 3 15'5" x 10'7" (4.70m x 3.23m) 2 eaves storage cupboards. 2 double glazed velux windows. Radiator. Ceiling downlighters.

OUTSIDE

Private Drive Block paved offering parking for 2 vehicles. Double timber gates to rear garden.

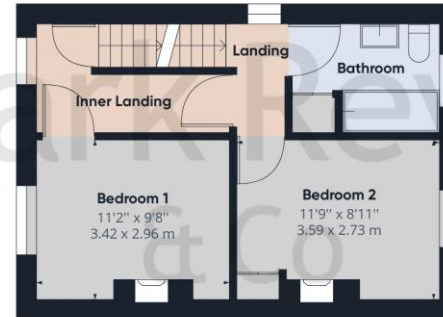
Front Garden Slate filled with timber and brick retaining walls. Adjacent paved steps with wrought iron railings to front entrance.

Attractive Rear Garden Arranged with a good size paved sun terrace, timber retaining walls, level lawn, adjacent paved path and gravel filled seating area, raised herbaceous border planted with ferns, apple tree, hebe and jasmine. **Timber shed**. Outside tap. The garden is fully enclosed with timber fencing offering shelter and seclusion.





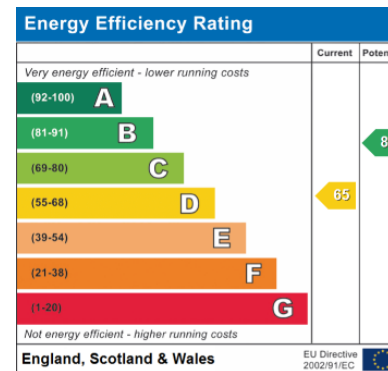
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

994.96 ft²
92.43 m²

Reduced headroom

57.62 ft²
5.35 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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