



26 Victoria Road
Haywards Heath, RH16 3LY

■ ■ ■ Mark Revill & Co

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£375,000

This attractive traditionally built semi-detached house offers bright and spacious accommodation requiring modernisation and redecoration which offers an excellent opportunity for those wishing to remodel a home to their own specification. The property has the benefit of gas central heating and double glazing, there are 3 good size bedrooms, spacious bathroom, sitting room, double glazed garden room and a large kitchen with dining room complete with appliances. There is a private drive to the front with potential for further parking and the easily managed hard landscaped rear garden enjoys a favoured southerly aspect and includes a potting shed and a good size timber workshop.

Situated in this much favoured established location just a short walk to St Wilfrid's Primary School, Princess Royal Hospital and within easy reach of the town centre with its wide range of shops and array of restaurants in The Broadway. Haywards Heath also offers a modern leisure complex, a Sainsbury's and Waitrose superstore, several parks and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway



network, Gatwick Airport is 14.2 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 and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Fully Enclosed Entrance Porch Glazed panelled door to:

Hall Understairs cupboard housing gas and electric meters and trip switches. Stairs with wrought iron balustrade to first floor.

Sitting Room 12'11" x 12'11" (3.94m x 3.94m) TV aerial point. Telephone point. 2 radiators with shelves over. Double glazed sliding door to:

Double Glazed Garden Room 9'7" x 8'3" (2.92m x 2.51m) Double glazed on two sides with polycarbonate ceiling. Radiator. Double glazed door to rear garden.

Kitchen with Dining Room 22'4" x 8'5" (6.81m x 2.57m) Wood effect vinyl flooring.

Kitchen Stainless steel sink with mixer tap, cupboards under, adjacent worktop with storage and appliance space with Bosch **washing machine** and Hotpoint **tumble dryer**. Built-in Bosch **electric oven**, cupboard under. Long worktop, cupboards and drawers under. Range of wall cupboards. Recess with tall Bosch **fridge/freezer**. 2 double glazed windows. Part tiled walls.

Dining Room Tiled recess with wall mounted Worcester gas boiler in tiled recess. Double glazed window. Radiator. Double glazed sliding doors to:

Rear Porch Sensor light.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space with light point. 2 double glazed windows.

Bedroom 1 12'11" x 10'6" (3.94m x 3.20m) Built-in double wardrobe with shelving, cupboard over. Double glazed window. Radiator.

Bedroom 2 10'6" x 8'4" (3.20m x 2.54m) Built-in double shelved wardrobe, cupboard over, further fitted wardrobe. Double glazed window. Radiator.

Bedroom 3 8'5" x 8'5" (2.57m x 2.57m) Wall cupboard. Double glazed window. Radiator.

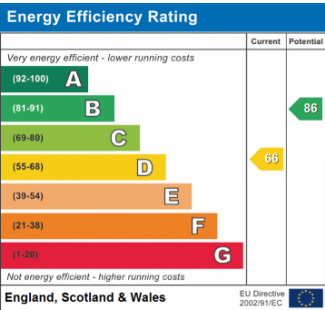
Bathroom White suite comprising hip bath with mixer tap and shower attachment, fitted rail and curtain, pedestal basin, close coupled wc. Wall mirror with small strip light and shaver point. Airing cupboard housing pre-insulated hot water cylinder and slatted shelving. 2 double glazed windows. Fully tiled walls. Vinyl flooring.

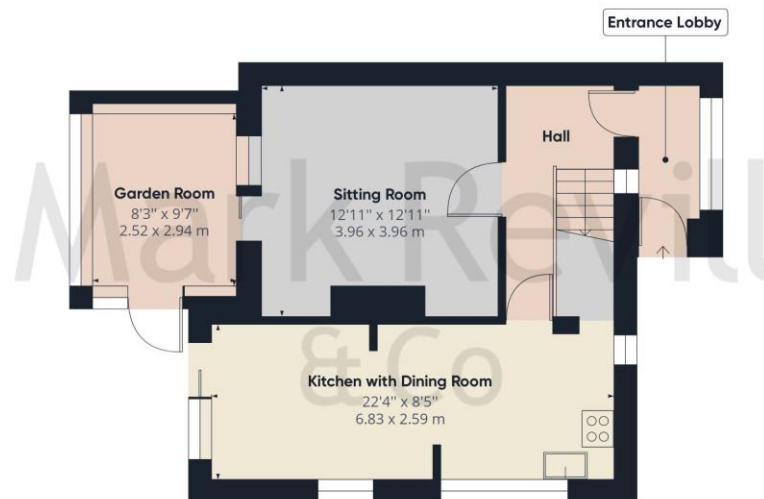
OUTSIDE

Wide Private Drive

Front Garden Adjacent to the drive. Paved area, box hedges and shrub border. Side access with water tap and gate to:

South Facing Rear Garden Easily managed, hard landscaped, concrete and paved with several shrubs, beds and borders containing a variety of plants and shrubs including laurel, camellia, buddleia and evergreens. **Potting shed** with light and power points. **Shed/workshop** 15'9" x 7'9" (4.80m x 2.36m) with light and power points. The garden is fully enclosed by timber fencing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

947.43 ft²

88.02 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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