



59 Sussex Road
Haywards Heath, RH16 4ED



Mark Revill & Co

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£445,000

This most attractive bay fronted semi detached Victorian house of character is set well back from the road and features delightful L shaped two-tier rear garden and off road parking. This charming home has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, separate wc, downstairs shower room, a fine sitting room with wood burning stove, separate living room, double glazed dining room/conservatory and a well fitted kitchen complete with oven and hob. The front garden extends to 80 feet in length and to the rear there is off road parking adjacent to a garden store (formerly a garage), a walled garden adjacent to the house with steps leading to a further raised garden enjoying a southerly aspect extending to 74 feet in length arranged with lawn, well stocked herbaceous beds and borders including a kitchen garden with double glazed greenhouse and a good size summerhouse/recreation room at the far end.

Situated in this mature central location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants. There are several good schools in the locality catering for all age groups and the mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure centre, a Sainsbury's and Waitrose superstore, several parks and the Princess Royal Hospital is close at hand. The A23 lies 5.8 miles to the west via the recently opened bypass, Gatwick Airport is just over 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 offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Recessed Porch Outside lantern. Double glazed front door to:

Hall Ample coat hanging space. Radiator with shelf over. Stairs to first floor.

Sitting Room 12'2" x 10'7" (3.71m x 3.23m) Attractive red brick fireplace with decorative timber surround, cast iron wood burning stove, tiled hearth. Feature stained glass internal window with natural timber frame. Recessed display shelving. Attractive double glazed bay window to front. TV aerial point. Radiator. Picture rail. Wooden flooring.

Living Room 12' x 10'8" (3.66m x 3.25m) Double aspect with high level double glazed leaded light bay window and wide opening to conservatory. Good size understairs cupboard and adjacent large shelved larder. Radiator. Wooden flooring.

Double Glazed Dining Room/Conservatory 9'3" x 8'6" (2.82m x 2.59m) With sloping double glazed ceiling. Fitted shelved unit and high level shelf. Radiator. Quality wood effect vinyl flooring. Double glazed door to front and further door to rear.

Kitchen 11' x 7'9" (3.35m x 2.36m) Fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers and plumbing for washing machine under. Matching worktop, cupboards and drawers beneath. Built-in **electric double oven**, fitted **4 ring gas hob** with brushed steel extractor hood over. Range of wall units incorporating high level cupboards and open shelved unit with drawers. Space for upright fridge/freezer. Tall narrow shelved cupboards. 2 windows (one double glazed). Part tiled walls. Tiled effect vinyl flooring.

Shower Room White suite comprising large shower with waterproof panelled walls and glazed screens, basin with mixer tap, splashback, cupboards and drawers beneath, close coupled wc. Recessed shelved cupboard. Electric meter cupboard. Small wall strip light/shaver point. Heated ladder towel warmer/radiator. Extractor fan. Double glazed velux window, further double glazed window. Fully tiled walls. Tiled effect vinyl flooring.

FIRST FLOOR

Split Level Landing Hatch with pull down ladder to loft space. Good size built-in wardrobe with shelved cupboard over. Decorative stair balustrade.

Bedroom 1 13'11" x 10'7" (4.24m x 3.23m) Tiled fireplace. Built-in shelved double wardrobe. Recessed double wardrobe with cupboard over, further tall narrow shelved cupboard. Picture rail. 2 double glazed windows. Radiator.

Bedroom 2 12' x 8'2" (3.66m x 2.49m) Fitted tall narrow shelved cupboards. Double glazed window. Radiator. Vinyl flooring.

Bedroom 3 8'2" x 7'9" (2.49m x 2.36m) Large airing cupboard with slatted shelving housing Worcester gas combination boiler. Fitted shelving. Hatch to second loft space. Double glazed window. Radiator.

Separate wc White suite comprising close coupled wc and corner basin with single lever mixer tap. Double glazed window. Vinyl flooring.

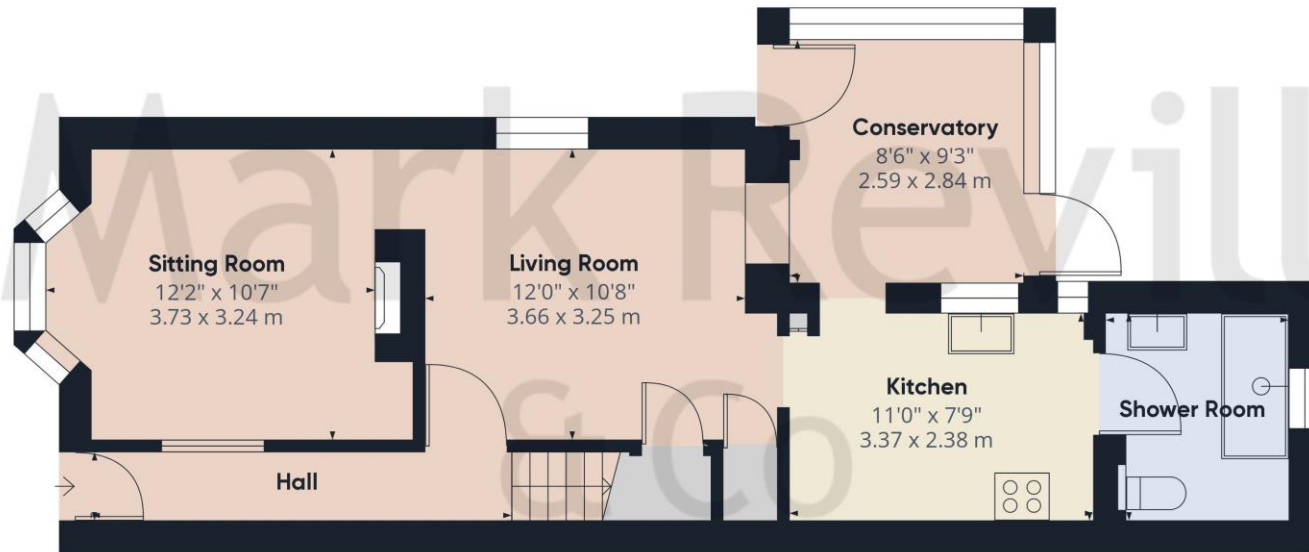
OUTSIDE

Block Paved Off Road Parking at Rear Approached via Petlands Road. Wrought iron gate to rear garden and brick built **garden store (formerly garage)** 10'7" x 8'5" (3.23m x 2.57m) with light point and range of shelving.

Most Attractive Front Garden About 80 feet (24.38m) in length. Arranged with long level lawn with fish pond, decorative central patio and herbaceous beds. The garden is planted with a variety of shrubs and trees including camellia, silver birch, Japanese maple, etc. Sheltered seating area. The front is screened from the road by a clipped yew hedge with brick party boundary wall clad with espalier apple and pear trees. Shared entrance pathway. Side access with gate to:

Lovely Two Tier Rear Garden L shaped, arranged as lower and upper areas. **Walled lower garden** 24'8" (7.52m) in length with deep herbaceous borders, brick retaining walls containing a variety of plants and shrubs including camellias, espalier apple tree. Water tap and outside lantern. Opening to block paved path with parking area. Steps to the **upper south facing garden** 74 feet (22.76m) in length, mainly paved with raised vegetable planters, central herbaceous beds with mountain ash and well stocked border planted with established camellias, geranium, etc. Twin arbours clad with passion flower and clematis to small level lawn. Double glazed **greenhouse** 11'5" x 7'3" with low level gravelled filled shelf on brick plinths and power points. At the far end is a **Summerhouse/Recreation Room** 16'3" x 6'2" with double glazed sliding doors to a small paved veranda. The gardens are fully enclosed by close boarded fencing and old brick wall providing shelter and seclusion.



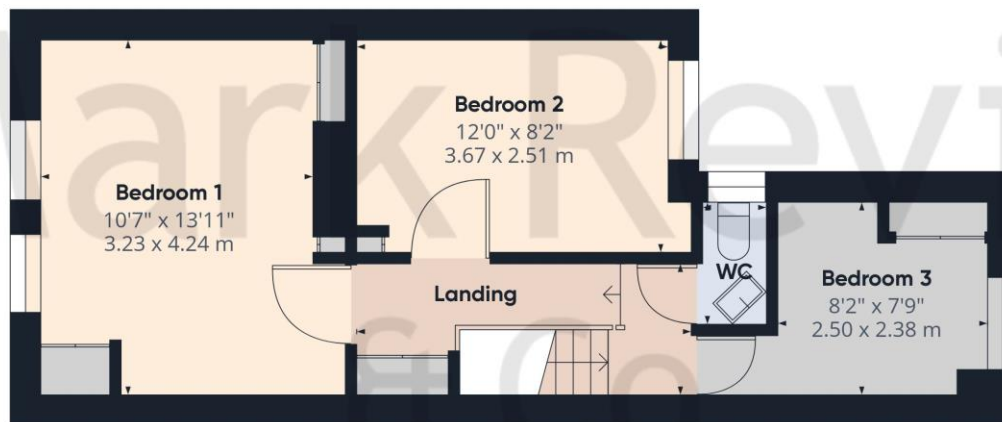


Ground Floor Building 1



Approximate total area¹⁾

960.39 ft²
89.22 m²



Floor 1 Building 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

