



50 Vale Road
Haywards Heath, RH16 4JS



Mark Reville & Co

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£385,000

This most attractive semi detached bungalow of character built about 75 years ago offers an excellent opportunity to those who wish to remodel and renovate a property to their own specification. The bright and spacious accommodation incorporates a sitting room with working fireplace, a kitchen/diner, 2 double bedrooms, bathroom and a large attic (approached by a pull down ladder). The property has the benefit of gas central heating and double glazing, there is a garage approached by a private drive offering parking for 2 vehicles and the attractive rear garden enjoys a favoured south westerly aspect and extends to about 47 feet in width arranged mainly as lawn with a hardstanding area for a greenhouse or shed. There is excellent scope for an extension or enlargement, subject to obtaining the usual planning consents.

Situated in a quiet cul-de-sac in this favoured established location with walking distance of the town centre with its wide range of shops, Victoria Park with its tennis courts and 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 minues), there



are several well regarded schools in the locality catering for all age groups and the town has a modern leisure centre, a Waitrose and Sainsbury superstore. 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 an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Hall Double glazed front door. Radiator. Hatch with pull down timber ladder to first floor attic.

Sitting Room 11'11" x 10'11" (3.64m x 3.35m) Tiled working fireplace and hearth. TV aerial point. Double glazed window. Radiator.

Kitchen/Diner 15'2" x 9'8" (4.64m x 2.95m)

Dining Area Built-in shelved cupboard. Fireplace recess with shelf over. Double glazed window. Radiator. Wood effect vinyl flooring. Opening to:

Kitchen Inset stainless steel sink, adjacent worktop, cupboards, drawers and appliance space under. Recess for cooker with gas point. Wall cupboards. Wood effect vinyl flooring. Double glazed door to rear lobby.

Bedroom 1 13'5" x 10' (4.11m x 3.06m) Double glazed window. Radiator.

Bedroom 2 10'6" x 10'5" (3.210m x 3.18m) Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, pedestal basin, close coupled wc. Heated chromium towel warmer. Double glazed window. Wood effect vinyl flooring.

Rear Lobby with **Store Room**. Opening to garage.

FIRST FLOOR

Attic 15'11" x 10' (4.87m x 3.05m) Approached by pull down wooden ladder. Double glazed window.

OUTSIDE

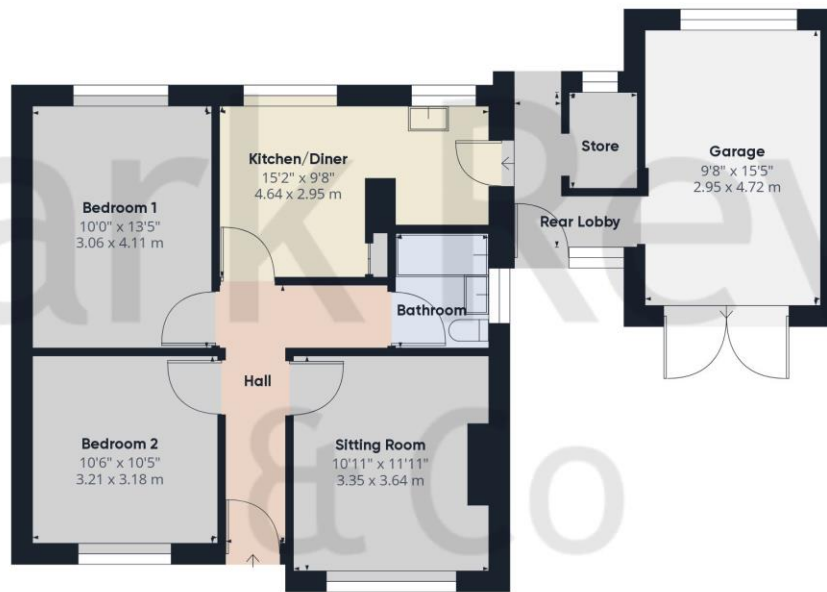
Garage 15'5" x 9'8" (4.72m x 2.95m) Double doors.

Private Drive Offering parking for 2 vehicles.

Front Garden Laid to lawn, entrance path, adjacent flower bed.

South West Facing Rear Garden About 47 feet wide (14.33m) x 17 feet (5.18m) in depth. Arranged with level lawn, established camellia. Hardstanding base for greenhouse or shed. The garden is fully enclosed by timber fencing.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1025.01 ft²

95.23 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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