



43 Allen Road
Haywards Heath, RH16 3PU

■ ■ ■ Mark Revill & Co

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Guide Price £350,000

This most attractive semi detached house of character is located at the end of a cul-de-sac and enjoys a delightful rear garden extending to about 54 feet in length x 42 feet in width. The property is in need of modernisation and redecoration and is an excellent opportunity for those who wish to remodel and refurbish to their own style and specification. The house has the benefit of gas central heating and double glazing and incorporates 2 double bedrooms, shower room, downstairs cloakroom, a fine double aspect sitting room, separate dining room, kitchen plus lobby and store room. The lovely gardens are arranged mainly as well tended lawns planted with a wide variety of colourful plants and shrubs and there is a private block paved drive offering parking for 2 vehicles. The property offers potential for an extension, subject to obtaining the usual planning consents.

Situated at the end of the road in this popular established location within a short walk to a local parade of shops and several well regarded schools catering for all age groups. The town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants, the Dolphin Leisure complex, Waitrose and Sainsbury's superstore and a



mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.8 miles to the north, the cosmopolitan city of Brighton and the coast is 15.2 miles to the south, whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

Porch Double glazed composite panelled front door:

Hall 9'2" x 7'8" (2.80m x 2.35m) Fitted coats/store cupboard with hanging rail and shelf, louvre doors. Double glazed window. Radiator. Stairs to first floor.

Cloakroom Low level suite.

Sitting Room 16'4" x 11'1" (5.00m x 3.38m) Double aspect. Tiled working fireplace and hearth, adjacent gas point. Double glazed window. Radiator. Picture rail. Double glazed casement doors to rear garden.

Dining Room 10'4" x 7'11" (3.16m x 2.43m) Double aspect. Tall built-in shelved cupboard. 2 double glazed windows. Radiator. Picture rail. Opening to:

Kitchen 8' x 6'10" (2.46m x 2.09m) Stainless steel sink with cupboards and drawer under, adjacent worktop with plumbing for washing machine under. Wall cupboards with louvre doors, further high level cupboard. Base cupboard unit. Double glazed window. Part tiled walls.

Rear Lobby Walk-in cupboard housing wall mounted Glow-worm gas boiler (installed December 2023). Glazed panelled sliding door to rear garden.

Storage Room 8'4" x 6'2" (2.54m x 1.89m) Electric meter and trip switches. Fitted shelving.

FIRST FLOOR

Landing Hatch to fully insulated loft space. Double glazed window.

Bedroom 1 14'10" x 11'5" (4.54m x 3.49m) Built-in wardrobe/storage cupboard. Double glazed window. Radiator.

Bedroom 2 13'11" x 10'1" (4.24m x 3.07m) Built in wardrobe, 3 built-in storage cupboards. Double glazed window. Radiator.

Shower Room Good size fully tiled glazed shower cubicle with Aqualisa fitment, pedestal basin with tiled splashback, close coupled wc. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelf. Part tiled walls. Double glazed window. Radiator.

OUTSIDE

Private Drive Block paved offering parking for 2 vehicles.

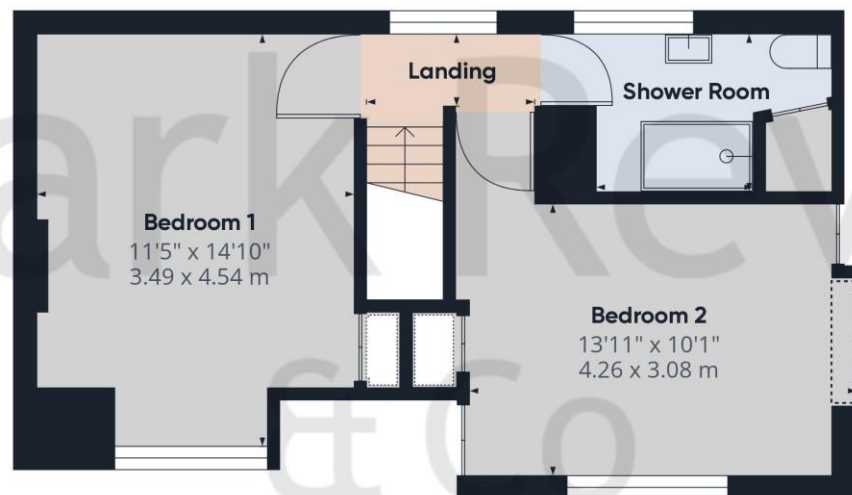
Front Garden Neatly laid to lawn with flower and shrub borders containing a camellia, lavender, etc.

Lovely Rear Garden About 54 feet (16.46m) in length x 42 feet (12.8m) wide. Arranged mainly as well tended lawn with herbaceous bed and border planted with a colourful array of flowers and shrubs including camellias, red robin, clematis, forsythia, etc. Water tap. The garden is fully enclosed by close boarded fencing. Side access with gate.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

885.77 ft²

82.29 m²

Reduced headroom

9.36 ft²

0.87 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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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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