



38 College Road
Haywards Heath, RH16 1QR



Mark Revill & Co

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Guide Price £575,000

This splendid Victorian semi-detached house of character has been imaginatively extended to create a stunning individual family home. The exceptionally spacious accommodation is arranged over three floors incorporating 4 bedrooms, 2 shower/bathrooms, a fine sitting room, separate dining room and a superb open plan split level kitchen with living/family room with bi-fold doors opening to a raised timber decking. This delightful home retains many features of the Victorian era including decorative cast iron fireplaces, some sash windows and stripped pine internal doors which is complimented by the stylish contemporary finish. The house has the benefit of gas central heating, there is off road parking at the front for 2 vehicles and the delightful rear garden extends to about 73 feet in length enjoying a favoured southerly aspect arranged with a raised timber decking and level lawn with well stocked herbaceous borders.

Situated in this much favoured mature location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups, Waitrose and Sainsbury's superstores are close at hand as is the Dolphin leisure complex. Haywards Heath



town centre with its wide range of shops is within easy reach including The Broadway with its array of restaurants and bars. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.6 miles to the north, the cosmopolitan city of Brighton is 16 miles 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

Entrance Hall Most attractive stained glass panelled front door. Electric meter cupboard, high level storage cupboard over stairs. Stairs to first floor.

Sitting Room 14' x 12'5" (4.29m x 3.79m) Most attractive working period fireplace with decorative cast iron surround and canopy, decorative tiled insert and slate hearth. Wide sash bay window. TV aerial point. Radiator. Natural timber floor.

Dining Room 12'5" x 11'7" (3.79m x 3.53m) Good size understairs coats/storage cupboard. Radiator. Natural timber floor. Opening to:

Superb Open Plan Split Level Kitchen with Living/Family Room

Kitchen 13'8" x 12'3" (4.19m x 3.75m) Comprehensively fitted with an attractive range of shaker style units comprising inset double enamel sink, adjacent quartz work surfaces, cupboards including corner carousel unit, drawers, integrated **dishwasher** and **washing machine** beneath. Rangmaster **range cooker** with 2 electric ovens, grill and 5 ring gas hob, extractor hood over, further base unit. Range of tall wall cupboards and wine rack. Island unit with oak work top incorporating a raised breakfast bar, drawers, integrated **freezer** and **2 fridges** beneath. Radiator. 2 Velux double glazed skylights. Ceiling downlighters. Natural timber floor.

Living/Family Room 11'4" x 10'5" (3.48m x 3.19m) 2 useful deep storage cupboards. Radiator. Ceiling downlighters. Tiled floor. Double glazed bi-fold doors to timber decking and rear garden.

FIRST FLOOR

L Shaped Landing 2 radiators. Ceiling downlighters.

Bedroom 3 12'3" x 9'1" (3.76m x 2.78m) Decorative cast iron period fireplace. TV aerial point. Sash window. Radiator. Natural timber flooring.

Bedroom 4 12'2" x 9' (3.73m x 2.75m) Decorative cast iron period fireplace. TV aerial point. Sash window. Radiator. Picture rail. Wood effect laminate flooring.

Bathroom with Shower White suite comprising roll top bath with chrome feet, traditional mixer tap with telephone style shower attachment, fully tiled glazed shower, inset basin with single lever mixer tap, adjacent laminate top, cupboards beneath, low level wc with concealed cistern. Wall cupboard housing Vaillant gas combination boiler. Heated chromium ladder towel warmer/radiator. Sash window. Extractor fan. Ceiling downlighters. Half tiled walls. Tiled floor.

TOP FLOOR

Landing Skylight.

Bedroom 1 12' x 11'5" (3.68m x 3.5m) Eaves storage cupboard. TV aerial point. Double glazed window. Radiator. Wood effect laminate flooring.

Bedroom 2 11'11" x 8'3" (3.64m x 2.54m) TV aerial point. Double glazed window. Radiator.

'Jack & Jill' Shower Room White suite comprising fully tiled shower with Bristan fitment, glazed door, wall mounted basin with single lever mixer tap, tiled splashback, small strip light/shaver point over, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Tiled floor.

OUTSIDE

Off Road Parking to the Front Offering space for 2 vehicles.

Delightful South Facing Rear Garden About 73 feet (22.25m) in length. Arranged with a raised hardwood timber decking with rope balustrade and steps to a well tended lawn with well stocked herbaceous border containing a colourful array of flowers, plants and shrubs. Block paved path at the far end to a timber shed 10' x 8' (3.05m x 2.44m). Outside light. Side access with outside tap. The garden is fully enclosed by an established clipped hedges with mature tree at the far end offering shelter and seclusion.





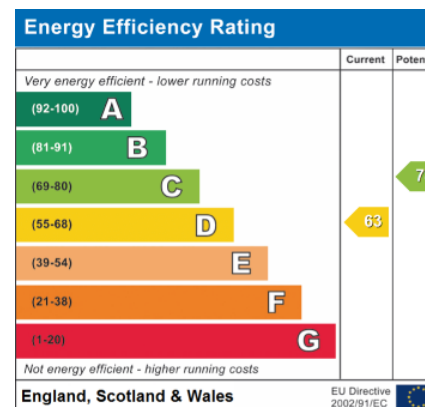
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1312.4 ft²

121.93 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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