



33 College Road
Haywards Heath, RH16 1QN

 **Mark Reville & Co**

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Guide Price £550,000 Freehold

A charming Victorian 4 bedroom semi-detached home situated on a sought after road within easy walking distance of the mainline station. This characterful property offers spacious accommodation over three floors, including a bay-fronted sitting room with fireplace, separate dining room with storage, and a kitchen with direct access to the south-facing rear garden. Upstairs are four well-proportioned bedrooms, a family bathroom with separate bath and shower, and a modern shower room on the top floor. Period features such as timber flooring, sash windows, and fireplaces are found throughout. The delightful rear garden includes a large patio adjacent to the house, lawn area, and a garden room, while the front provides off-street parking for two cars. The property offers great scope to extend the kitchen if required (subject to obtaining the usual planning consents).

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.







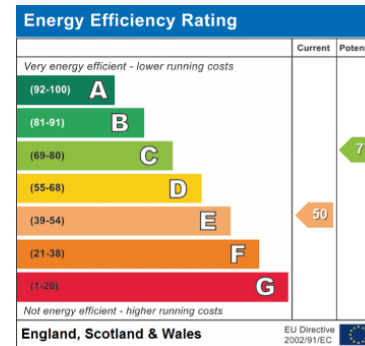
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1045 ft²

96.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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