



**80 Gower Road**  
Haywards Heath, RH16 4PN

 **Mark Reville & Co**

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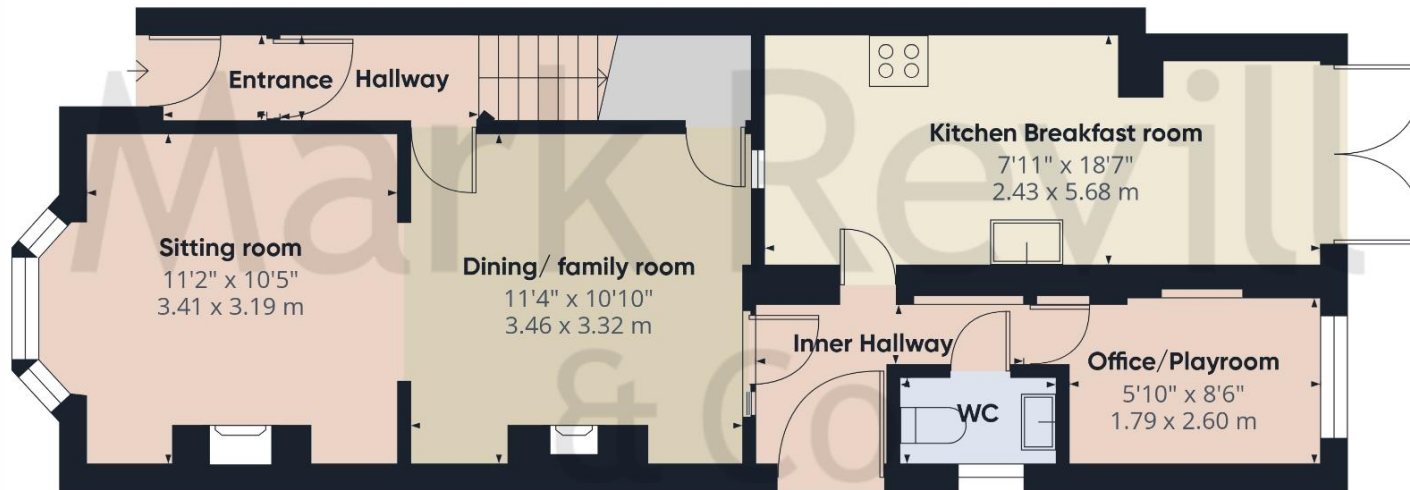
## Guide Price £500,000 Freehold

This charming Victorian three bedroom semi detached family home beautifully blends period character with modern comforts, while still offering excellent scope for further extension (STPP). The ground floor features a welcoming sitting room with a bay window and feature fireplace, a convenient downstairs cloakroom, study/playroom and a spacious family/dining room that flows seamlessly into an extended modern kitchen/breakfast room. The kitchen is fitted with matching base units and drawers, offers ample space for appliances, and benefits from double patio doors opening onto the rear garden perfect for indoor outdoor living. Upstairs, there are three well-proportioned bedrooms, complemented by a refitted family bathroom with a contemporary white suite. Further benefits include gas central heating, a wealth of character and original features, and recently replaced uPVC double glazed windows throughout. The property is presented in clean, neutral décor and sits on a larger than average plot, providing exciting potential to extend further to the rear or convert the loft space (STPP). Externally, the property offers driveway parking to the front and a wide side access leading to the rear. A particular highlight is the enclosed rear garden, enjoying a desirable south west facing aspect. Mainly laid to lawn, it is bordered by a variety of mature shrubs, with a patio area adjoining the house and a pathway leading to a timber garden shed. The garden also offers excellent potential to create a home office or garden studio, subject to requirements. This is a superb opportunity to acquire a delightful period home with character, generous outdoor space, and significant future potential. Early viewings are highly recommended.

The property sits in a highly sought after convenient central location, just a short stroll from the town centre, with its comprehensive range of shops, The Broadway's restaurants, and Victoria Park with its tennis courts. Haywards Heath's mainline station is close by, providing fast and frequent services to London (Victoria/London Bridge 42-45 minutes). The town also offers a modern leisure centre, a Waitrose and Sainsbury's superstore, and a selection of well regarded schools catering for all age groups. The A23 is approximately 5 miles to the west, giving swift access to the motorway network, while Gatwick Airport lies about 14.5 miles to the north. Brighton and the south coast are a similar distance away, and both the South Downs National Park and Ashdown Forest are within easy reach for scenic countryside walks.



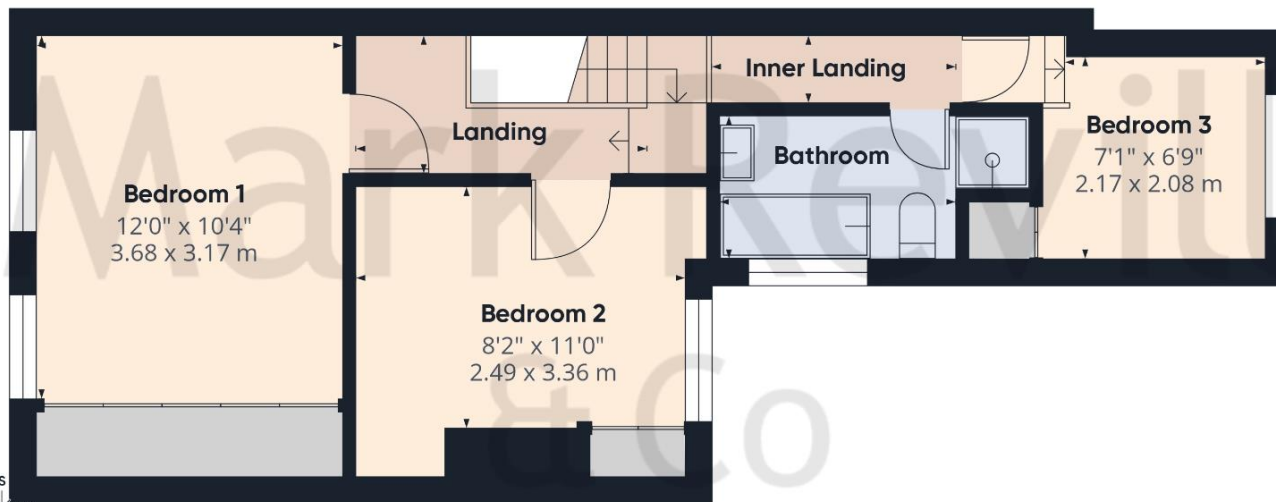




Ground Floor



Approximate total area<sup>(1)</sup>  
 978 ft<sup>2</sup>  
 90.8 m<sup>2</sup>



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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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