



106 Western Road
Haywards Heath, RH16 3LN

■ ■ ■ Mark Reville & Co

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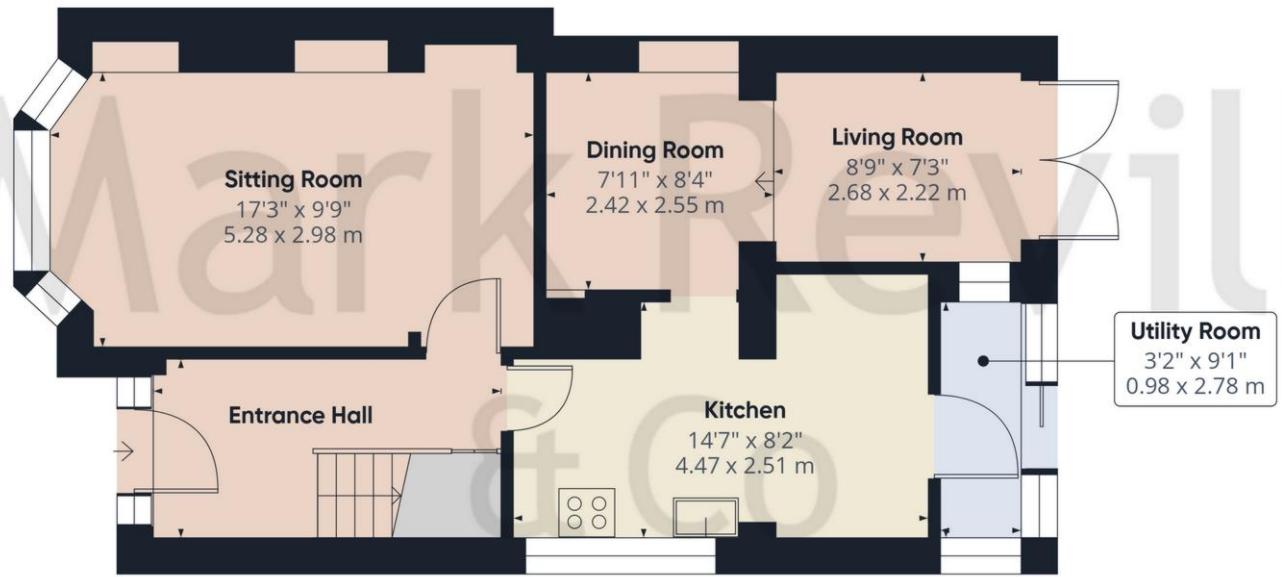
Guide Price £525,000 Freehold

This extended three bedroom semi detached home provides light, spacious and well balanced accommodation throughout. The entrance hall sets the tone with a bright and airy feel, leading to a generous front facing sitting room. A separate dining room flows seamlessly into an extended living area with patio doors opening onto the garden creating a sociable and flexible layout ideal for family life or entertaining. The beautifully appointed kitchen/breakfast room features a range of integrated appliances and leads through to a practical utility porch with access to the rear garden and patio. Upstairs, the landing includes built-in storage and access to an insulated loft space. There are three well-proportioned bedrooms and a stylish modern shower room with a contemporary white suite. The property benefits from uPVC double glazing, gas fired central heating and clean, neutral décor throughout. The extensive rear garden enjoys an easterly aspect and excellent levels of privacy. It has been thoughtfully divided into two main sections: the first offers a sunny paved patio, beautifully manicured lawn and well-stocked borders, while a high hedge conceals a further generous section of wild garden, ideal for vegetable growing or simply enjoying as a more natural retreat. This area also includes a greenhouse and a substantial garden shed/workshop. A side pathway provides access to both the front and rear gardens. To the front, the property offers a private driveway with off-road parking for two vehicles. Offered with vacant possession.

Western Road is a well established and highly regarded residential road, conveniently located close to the heart of Haywards Heath. Residents benefit from easy access to the town centre, which offers a wide variety of shops, supermarkets, cafes, restaurants and other everyday amenities. The Broadway, with its popular dining and social scene and Haywards Heath's mainline railway station are also within walking distance, making this a highly practical location for commuters and families alike. The station offers fast and regular services to London Victoria and London Bridge (approx. 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). The area is also well-served by a range of local schools, both primary and secondary, as well as a sixth form college and leisure centre. Excellent road links are available via the nearby A272 and A/M23.

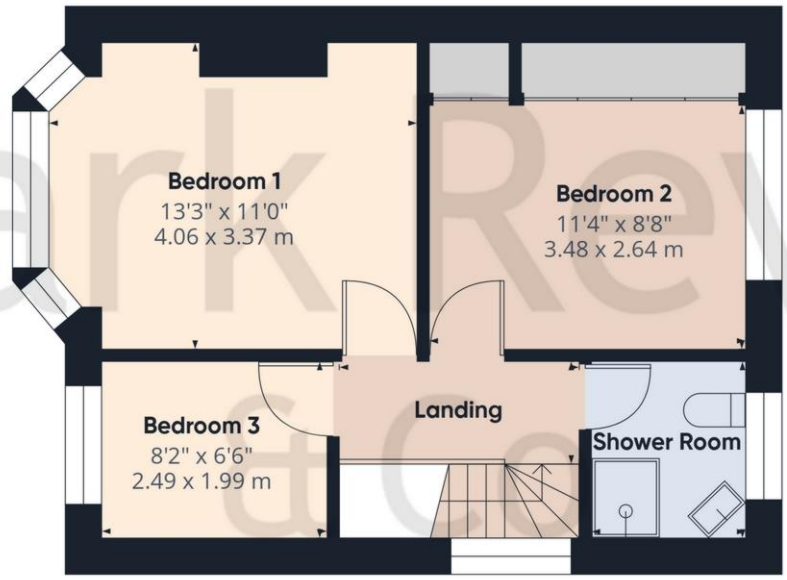






Ground Floor

Approximate total area⁽¹⁾
941 ft²
87.4 m²



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		70
(55-68)	D		
(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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