



69 Gower Road
Haywards Heath, RH16 4PW

■ ■ ■ Mark Reville & Co

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Guide Price £475,000 Freehold

This charming Victorian semi detached home offers a wonderful blend of character and modern convenience, with scope to further extend (STPP). The accommodation comprises a sweet sitting room with a bay window and feature fireplace, a spacious dining/living room with patio doors leading to the garden, and an extended modern kitchen boasting quaint details and a rear door for added practicality. Upstairs are two well-proportioned bedrooms and a large family bathroom. Externally, the property benefits from a long private garden, mainly laid to lawn with an attractive terrace adjacent to the house, a useful shed, and a variety of established shrubs and trees. To the front, there is off-road parking. Offered with no ongoing chain, this home presents an excellent opportunity to acquire a delightful period property with character, outdoor space, and potential to grow.

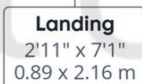
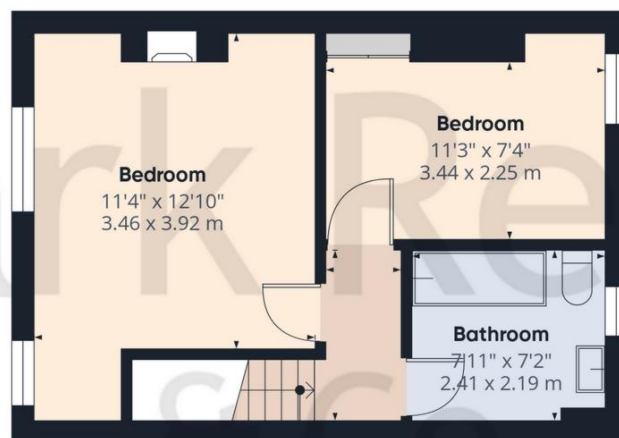
Situated in this much favoured mature central location just a short walk to the town centre with its wide range of shops, the Broadway with its array of restaurants and Victoria Park with its tennis courts. Haywards Heath mainline railway station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town has a modern leisure complex, a Waitrose and Sainsbury's superstore and there are several well regarded schools in the locality catering for all age groups. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walks.







Ground Floor



Floor 1



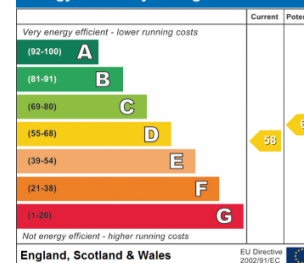
Approximate total area⁽¹⁾

797 ft²
74 m²

Reduced headroom

10 ft²
0.9 m²

Energy Efficiency Rating



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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