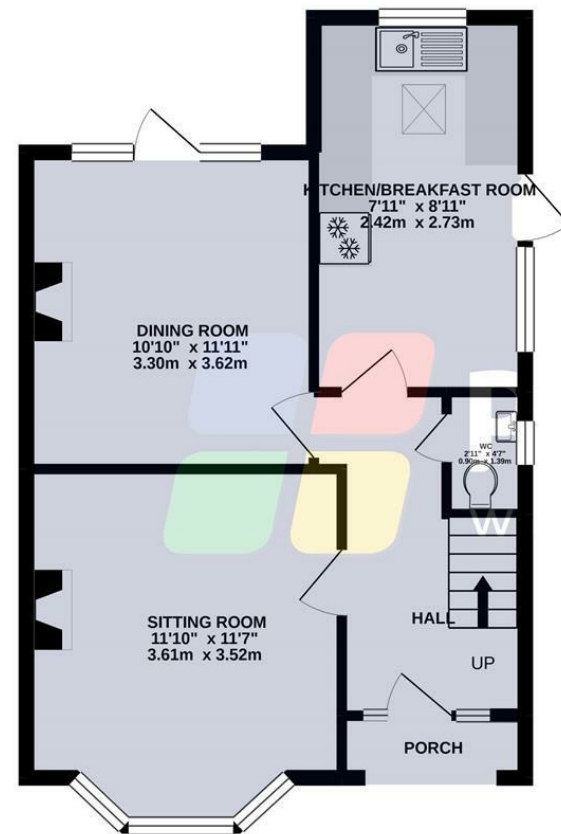


GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

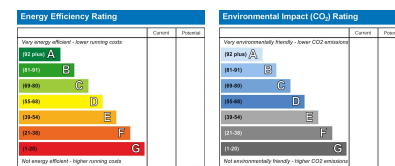


1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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UNDER OFFER



48 Gower Road, Haywards Heath, West Sussex, RH16 4PN

Guide Price £425,000 Freehold

48 Gower Road, Haywards Heath, West Sussex, RH16 4PN

What we like...

- * Character home with an abundance of original features including four fireplaces & bay window.
- * Lovely 83ft west facing garden meaning plenty of afternoon/evening sunshine.
- * Lots of scope to extend & enlarge into the loft and rear, if required and STPP.
- * Convenient yet peaceful town centre location just a mile to station and close to schools.

The House...

This attractive, bay-fronted 1930s semi-detached home enjoys a wealth of retained character, superb westerly garden and a peaceful yet convenient town centre location. For those buyers looking for character features, this home has them in abundance with high ceilings, bay window, original fireplaces and panelled internal doors.

Internally, the house is presented in good order with a light, airy feel. The ground floor boasts traditional two reception rooms. The inviting sitting room has a bay window and beautiful original open fireplace – perfect for a cosy winter evening and great at Christmas. The second reception room offers a range of uses but would traditionally be the dining room, also has an original fireplace and has ‘French’ doors opening on to the garden. The shaker-style kitchen is flooded in natural light with a cleverly positioned sky light and has a range of integrated appliances (fridge/freezer, dishwasher, gas hob & oven). There is space for a breakfast table and door for side access. The ground floor also has a spacious hallway and under-stairs cloakroom.

On the first floor are two double bedrooms (one front, one rear) – both with attractive fireplaces, reasonable single third bedroom and a large family bathroom with white suite.

Further benefits include gas fired central heating with combi-boiler, double glazed windows and neutral décor.

Scope/Potential...

In our opinion, there is vast potential for a sizeable extension to the rear and/or into the loft space STPP. Many neighbouring homes have undertaken extensions such as this.

Step Outside...

The rear garden extends to 83ft with a favoured westerly aspect, meaning there is plenty of afternoon/evening sunshine. The garden is laid mainly to level lawn, perfect for children to play and plenty of space for a garden studio, if required. There is also gated side access and external lighting.

To the front is driveway parking for two cars.



The Location...

Gower Road is an established road of Victorian and 1930s homes ideally situated to take advantage of Haywards Heath’s extensive facilities. Although central, the road is particularly quiet for a town centre position with little through traffic.

SHOPPING: Shopping facilities include The Orchards Shopping Centre with a Marks & Spencer, Co-Operative and Post Office. There is a selection of coffee shops including Costa, Café Nero and the delightful Flinders Coffee. The town also boasts both a Sainsbury’s and Waitrose superstores, just over a mile away.

TRANSPORT: For commuters, Haywards Heath’s mainline station is just under a mile distant and provides an enviable mainline service to London (Victoria/London Bridge in 47 mins, St Pancras International in 65 mins), Brighton (20 mins) and Gatwick International Airport (20 mins). By car, surrounding areas are easily accessed via the A272 to the east and A23(M), which lies five miles west at Warninglid/Bolney.

EDUCATION: Haywards Heath is well represented in both the private and state sectors. Nearby schooling includes St. Josephs RC Primary (Ofsted: Good), St. Wilfrid’s C of E Primary (Ofsted: Good), Warden Park Academy (Ofsted: Good) and Oathall Community College (Ofsted: Good) for secondary.

LEISURE: The Dolphin Leisure centre is located in Pasture Hill Road and provides three swimming pools, gymnasium, health suite and a host of classes.

SOCIAL: The Broadway is the social hub of the town and provides an eclectic mix of restaurants and bars including Cote Brasserie, Café Rouge, Zizzi and Pizza Express. Popular bars include Orange Square and Lockhart Tavern.

Information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

