



## Highland Road, Haywards Heath, West Sussex

Spacious 1930's semi-detached, three bedroom house, with off road parking and a large West facing rear garden



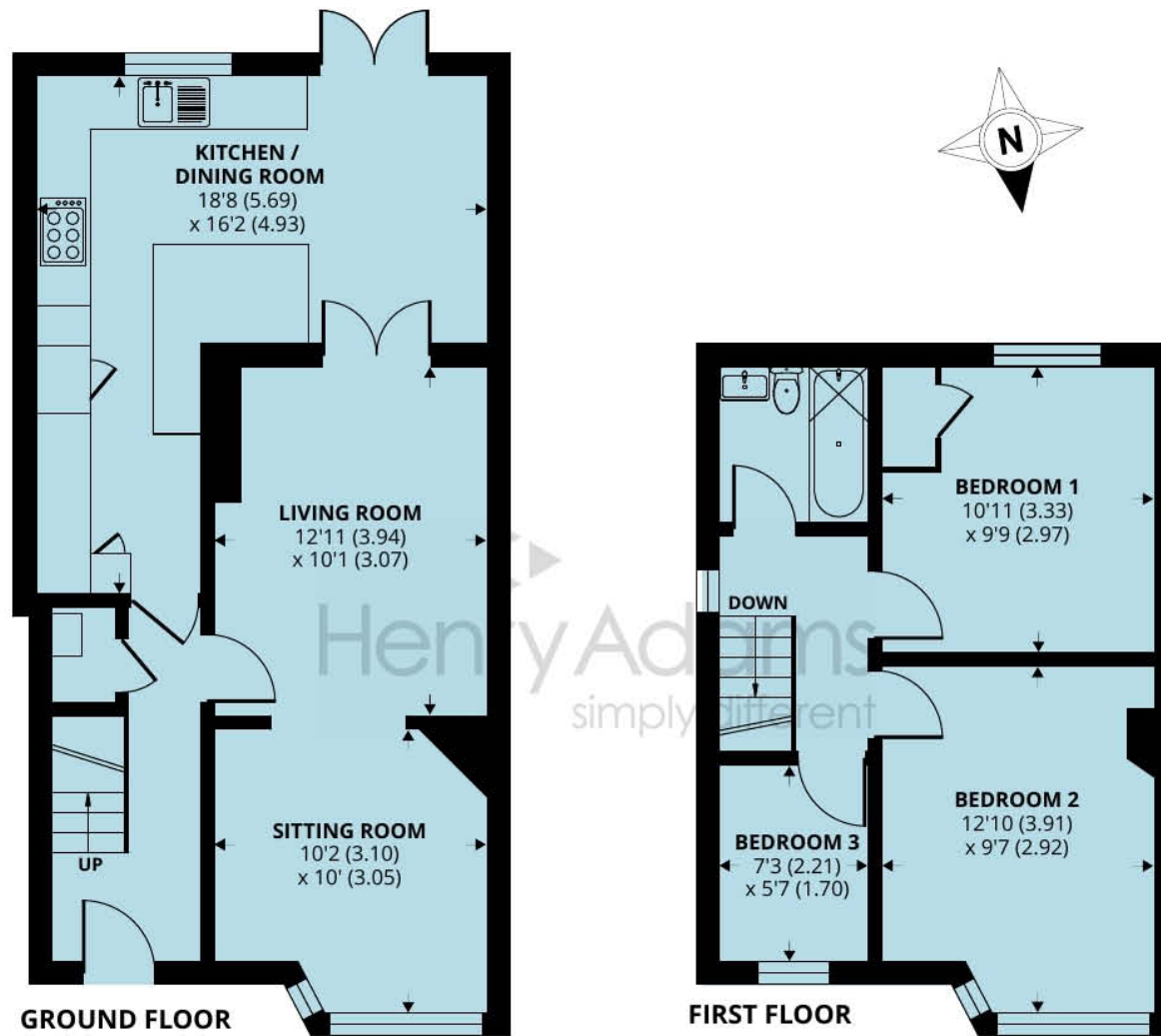
- ▶ **1930's Semi-Detached House**
- ▶ **Large West Facing Garden**
- ▶ **Off Road Parking for Several Cars**
- ▶ **Walking Distance to Town Centre**
- ▶ **Modern Open Plan Kitchen**
- ▶ **Modern Bathroom**
- ▶ **Desirable Road**
- ▶ **Extended with Scope of a Loft Conversion (STPP)**

The property has been extended in recent years, yet still offers further scope to change, with possible loft conversion (subject to planning permission). In further details the property comprises; entrance hall with doors leading to an impressive open plan kitchen/dining area which has been extended with vaulted ceiling and three sky light windows, to provides great sense of space and provides natural light. The kitchen comprises ample storage, quartz stone worktops, breakfast bar and integrated appliances including Bosch double oven and a wine cooler fridge, with double doors leading out to rear garden and large decked terrace area. The ground floor also provides open living room with two sections and options to divide with a lovely bay window to the front, working fireplace and double doors leading to kitchen/dining area as well as access from the entrance hall.

The first floor comprises landing with doors leading to a main bedroom overlooking rear garden, second double bedroom with bay window, third single bedroom, a modern bright and airy family bathroom with shower over bath, glass shower screen, wc and wash basin.

Further attributes include double glazing throughout, gas central heating, neutrally decorated and engineered oak flooring to the entrance hall and kitchen.





Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

To the front the property provides a gravelled-driveway providing plenty of off-road parking enclosed by twin wooden gates and side access to the rear garden. The rear garden is a real feature measuring approximately 75ft and ideal west facing which provides a large raised decked terrace, large shed, outside lights, tap and electricity points. Mainly laid to lawn with mature hedges to one side and private with views to surrounding mature trees.

## Location

Located in a quiet and desirable road, Highland Road is situation within a short walk of Princess Royal Hospital and Haywards Heath town centre, which provides extensive shopping facilities including Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway. Wider shopping facilities are also nearby with Waitrose and Sainsburys Superstore's. Haywards Heath mainline station is located approximately 1.2 miles from the property and provides regular services to London, Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

