



58 Haywards Road, Haywards Heath, West Sussex RH16 4JB

Guide Price £850,000-£900,000



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A beautiful 5/6 bedroom Victorian Villa occupying a sunny, west facing plot with character accommodation spanning 4 floors including a cellar and could incorporate an annexe if required, situated in this established residential area just to the south of the main town centre shops and Victoria Park and within walking distance of several schools and just 0.9 of a mile on foot to the railway station.

- Character family home in prime location
- Owned by the same family for 28 years
- Numerous extensions and alterations
- Could be divided to create an annexe
- Requires some cosmetic updating
- 2 reception rooms, utility, cloakroom, cellar
- Enormous family sized kitchen/breakfast room by 'Loxley' opening into conservatory
- 5/6 bedrooms and 3 bathrooms
- 72' x 33' fully enclosed west facing rear garden
- Plenty of driveway parking and attached garage
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: F



The property is situated on the west side of Haywards Road in an established area within a 5 minute walk of Victoria Park and the town's main shopping areas of South Road and the Orchards and is also conveniently placed within a short walk of the trendy Broadway and its numerous restaurants, cafes and bars and the railway station. Victoria Park is situated off Park Road where there are tennis courts, a cafe, children' play areas and a skate park and provides wonderful walks and a shortcut across the park to the Broadway and railway station.

Schools are well-represented and the property is within walking distance of several primary schools. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield although some go onto Oathall Community College with its farm in Lindfield which is a little closer. The town has a 6th form college, numerous leisure groups, sports clubs and a leisure centre. The glorious Ashenground Woods are also close by providing some wonderful walks.

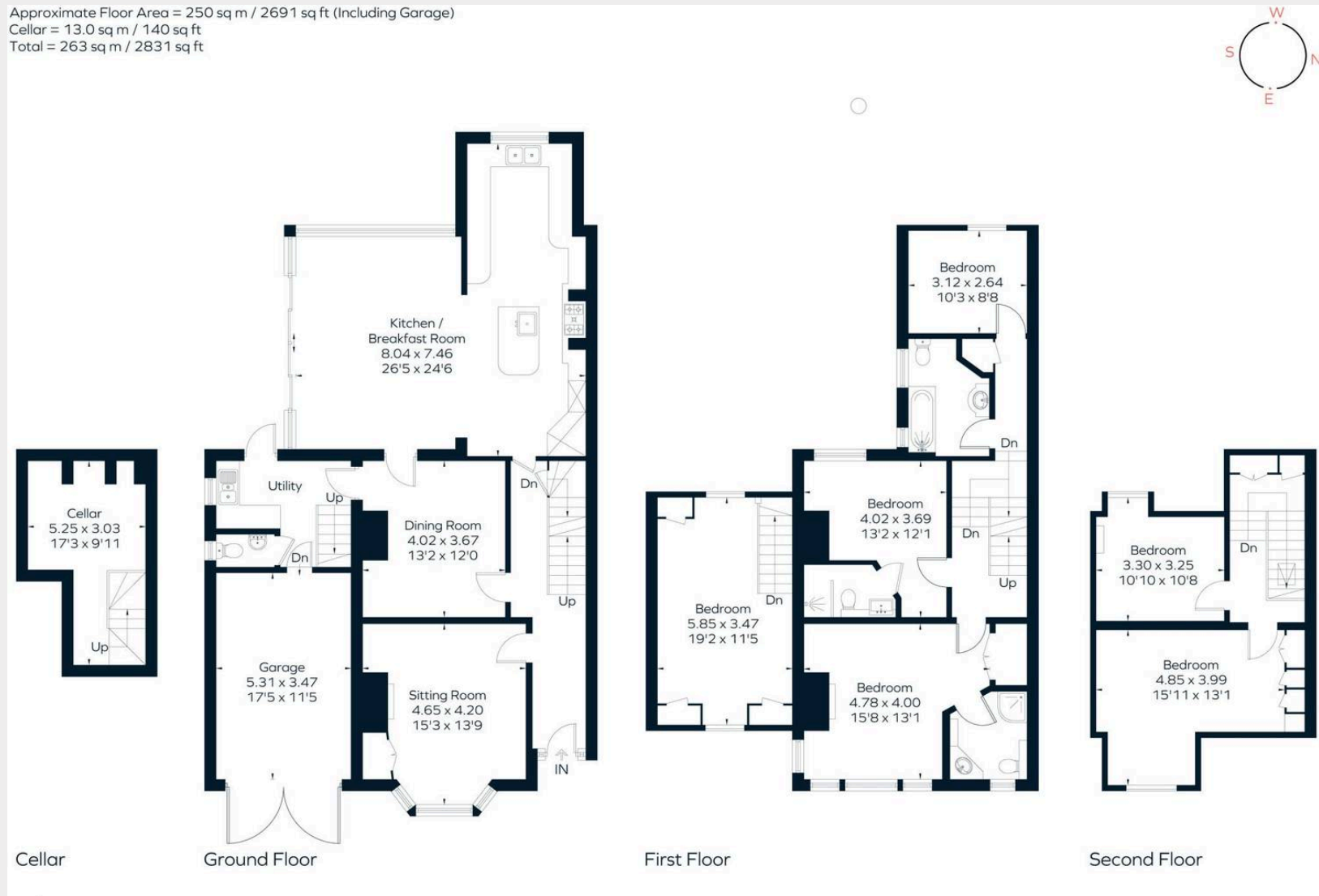
By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying approximately 5 miles to the west at Bolney.

Distances (approximate miles on foot/by car or train)

Haywards Heath railway station 0.9 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.5, St Wilfrid's Primary 0.8, Warden Park Primary Academy 0.7 Warden Park Secondary Academy 2.0, Oathall Community College 1.8, A23 Bolney 5.5, Gatwick Airport 13 Brighton Seafront 14.



Approximate Floor Area = 250 sq m / 2691 sq ft (Including Garage)
Cellar = 13.0 sq m / 140 sq ft
Total = 263 sq m / 2831 sq ft



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