



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

Guide Price £500,000 – £525,000

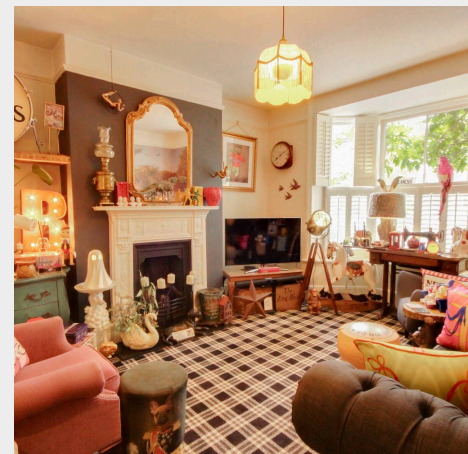


**MANSELL
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A 3 double bedroom Victorian semi-detached house with a 67' west facing rear garden which has been the recent subject of numerous improvements including a kitchen extension yet retains a wealth of original character features and ideally situated on the edge of the town centre, close to all the shops, Victoria Park and within walking distance of the hospital, several schools and just 0.9 mile walk to the railway station.

- Beautiful Victorian semi-detached home
- Plenty of original features – 2 fireplaces
- Kitchen recently extended and refitted
- Beautifully re-fitted bathroom with freestanding bath
- Replaced windows and gas boiler in recent years
- Sitting room and separate dining room with wood burner
- 3 double sized bedrooms including loft room
- Potential to extend even further if required STPP
- 67' x 20' west facing rear garden
- Private driveway parking space
- Council Tax Band 'D' and EPC 'D'

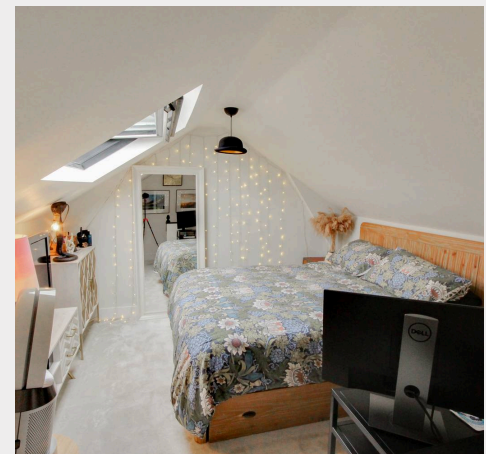
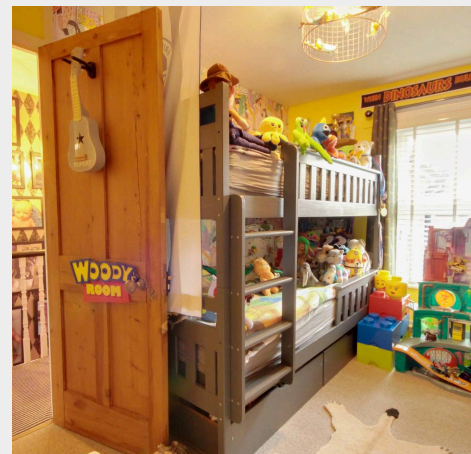
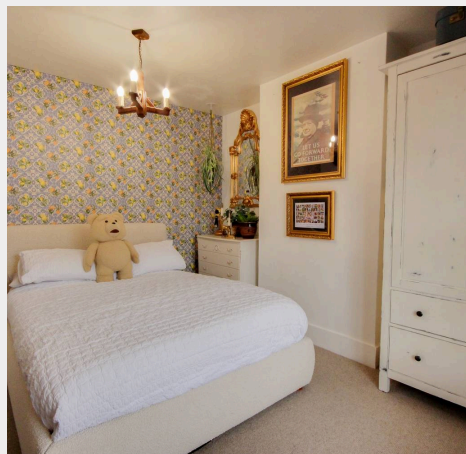


The property is located towards the southern end of Gower Road which is an established residential road running between Haywards Road and Ashenground Road, just to the south of the main town centre shops of South Road and Sussex Road and is ideally placed within a short walk of Victoria Park and Ashenground Woods.

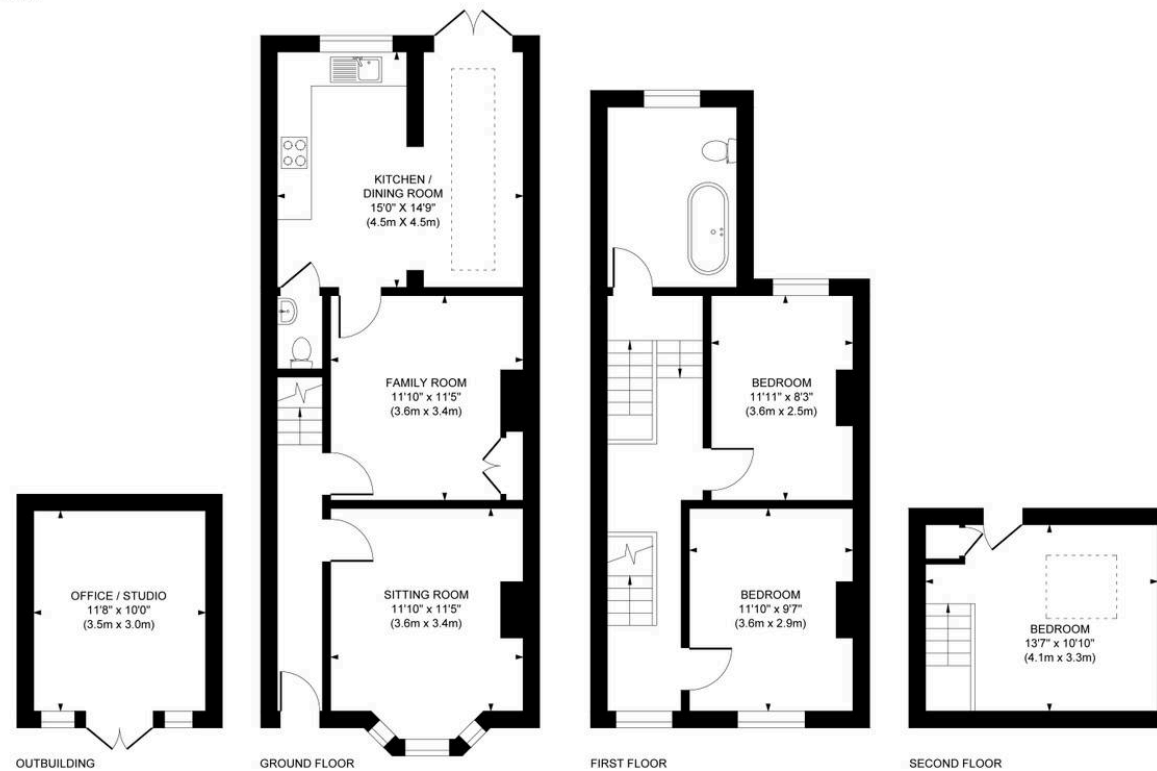
The town has an extensive range of shops, stores, restaurants, cafes and bars as well as numerous leisure groups, sports clubs and a state of the art leisure centre. There is also a 6th form college in Haywards Heath. The railway station is within a mile and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). A regular bus service runs close by and access by road to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Distances (approx miles on foot/car/train) **Primary Schools:** St Wilfrid's (0.5), St Joseph's RC (0.3), Warden Park Junior Academy (0.5) **Secondary Schools:** Oathall Community College (1.3), Warden Park Secondary Academy (2.0), St Paul's RC in Burgess Hill (5.9).

Haywards Heath 6th Form College (1.1), Railway Station 0.9, Gatwick airport (14), Brighton seafront (14) A23 – Bolney (6)



Approximate Gross Internal Area
 Main House 1137 sq. ft / 105.63 sq. m
 Outbuildings 117 sq. ft / 10.89 sq. m
 Total 1254 sq. ft / 116.52 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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