



9 Gatesmead
Haywards Heath, RH16 1SN

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Offers in Excess of £750,000 Freehold

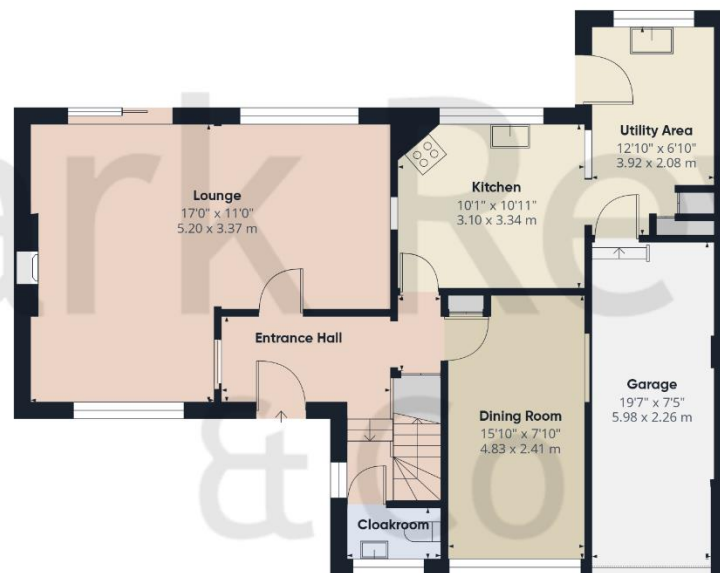
A rare opportunity to acquire a 4 bedroom detached family home offering generous accommodation with potential to modernise and extend further. Enjoying a private, non-overlooked, fully landscaped rear garden and occupying a sought-after cul-de-sac position close to schools and local amenities. The ground floor includes a welcoming reception hall, a bright double aspect lounge with feature fireplace and a downstairs cloakroom. The well equipped kitchen/breakfast room overlooks the rear garden and leads into a utility area with ample appliance space and doors to the outside and the garage, offering scope for conversion (STPP), there is also a separate dining room. Upstairs, there are four well proportioned bedrooms, including a rear facing principal suite with adjoining dressing room/nursery featuring fitted wardrobes and a en suite shower room, complemented by a separate family bathroom. The rear garden is a key highlight, offering a high degree of privacy with patio, lawn, and mature borders-perfect for alfresco dining and entertaining. The front driveway provides parking for multiple vehicles and leads to an integral garage. Additional benefits include gas central heating, double glazing and further extension potential (STPP). Offered with no onward chain. Early viewing is strongly advised.



Gatesmead occupies a prime position within a highly desirable cul-de-sac, combining peaceful surroundings being within close proximity to the picturesque village of Lindfield (1.3 miles). The property also has excellent access to amenities, schools and transport links. Nearby educational options include Harlands Primary (0.9 of a mile), Warden Park Academy (3.2 miles) and Oathall Community College (1.2 miles), along with prestigious independents such as Ardingly College and Hurstpierpoint College. Haywards Heath station (1.3 miles) offers direct train services to London, Brighton and Gatwick. The Orchards Shopping Centre, Sainsbury's, Waitrose and Marks & Spencer provide a range of retail options, while Victoria Park and The Dolphin Leisure Centre offer superb recreational facilities.







Ground Floor



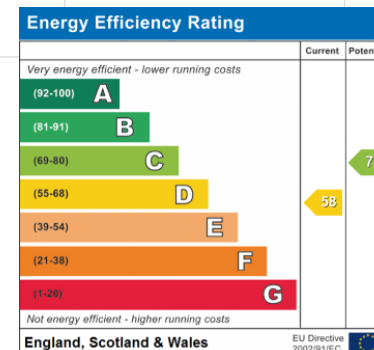
Floor 1



Approximate total area⁽¹⁾

1653 ft²

153.7 m²



(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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