



BRITISH PROPERTY AWARDS

2022

GOLD WINNER

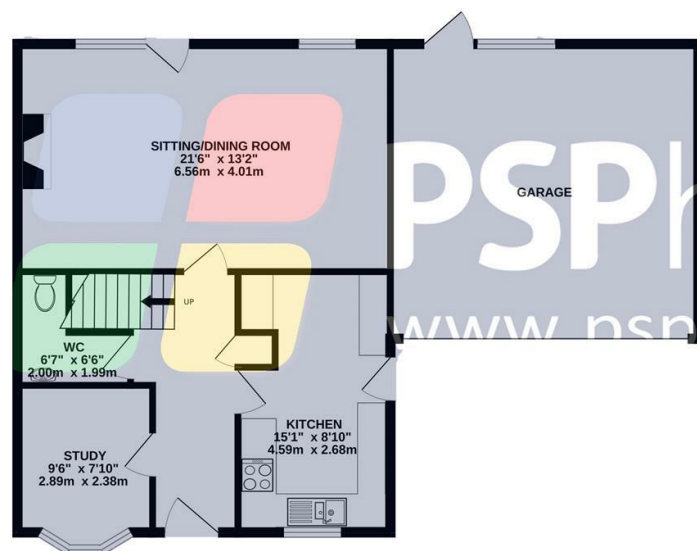
PSP HOMES SOUTH ENGLAND (OVERALL)



63 Ashenground Road, H. Heath, West Sussex, RH16 4PS

Guide Price £625,000 Freehold

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



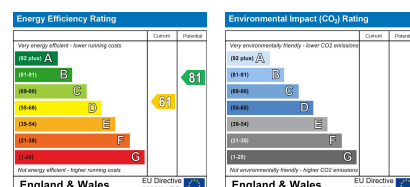
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1,193 SQ.FT. EXCL. GARAGE

TOTAL FLOOR AREA : 1500 sq.ft. (139.3 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally. Made with Metropix ©2023



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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What we like...

- * Flexible, spacious accommodation that is ideal for family living.
- * Off street parking for several cars.
- * Huge double garage with scope to turn into living space (STNC).
- * Sunny south facing garden.
- * Supremely convenient location for the town centre, station, schools and woodland.

The House. . .

A well-proportioned detached family home occupying an enviable position in the heart of Haywards Heath.

On the ground floor the kitchen/breakfast room features a plethora of integrated appliances and breakfast bar, perfect for your morning coffee. The large (21ft) living/dining room extends to the full width of the house is bathed in sunlight and leads onto the established garden. To the front of the house is an extremely versatile room, currently a dining room it could work perfectly as a home office, child's playroom, or snug TV room.

The ground floor also has a very useful cupboard and the often essential cloakroom.

To the first floor the main bedroom features built-in wardrobes and an en-suite shower room. There are two further double bedrooms as well as a good-sized single, which are served by a family bathroom.

The sizable double garage (17'9" x 17'0") features an electric 'up and over' door, it offers a fantastic amount of storage but could quite easily become a home workshop, gym and (subject to the necessary consents) additional living space.

Step Outside. . .

The well-established garden wraps around two sides of the property, the main garden faces to the south-east with mature borders, lawn and patio, perfect for 'al-fresco' dining in the summer months. To the west is a useful extra area of lawn leading around to the front of the house. There you will find parking for several cars on the smart block-paved driveway, enclosed by mature hedging.

There are also a number of outside electrical points and outside tap.



The Location. . .

Ashenground Road is ideally located just south of Victoria Park in central Haywards Heath. The town centre is a 5-7 minute walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's, Costa Coffee & Café Nero. For further restaurants & bars, The Broadway is the town's social centre and just over a half-mile distant offering WOLFOX coffee roasters (great for a brunch), Cote Brasserie, Zizzi, Pizza Express, Pascal Brasserie, Roccas Italian, La Campana Tapas and a range of other independent bars including Lockhart Tavern Gastropub and the longstanding Orange Square.

Haywards Heath's mainline station provides fast & regular commuter services to London (Victoria/London Bridge in 47mins), Brighton (20 mins) and Gatwick International Airport (20 mins).

The local area is well represented in both public & state schools including Great Walstead Preparatory, Ardingly College, Burgess Hill School for Girls and Cumnor House. Nearby, state schools include St. Wilfred's C of E, St. Joseph's Catholic School, Oathall Community College and Warden Park. Ashenground Woods is just a couple of minutes' walk and is a great spot for walking the dog.

The Finer Details. . .

Tenure: Freehold

Council Tax Band: F

Broadband Speed: 80 mbps (Superfast)

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

