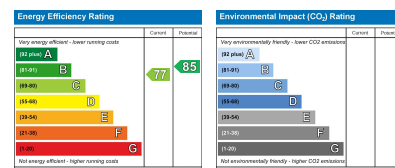


TOTAL APPROX. FLOOR AREA 139.7 SQ.M. (1504 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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North View, Haywards Road, Haywards Heath, West Sussex, RH16 4HX

Guide Price £600,000 Freehold

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## North View, Haywards Road, Haywards Heath, West Sussex, RH16 4HX

Guide £600,000 - £625,000

What we like...

- \* Modern home built to a beautiful bay fronted Victorian style.
- \* Spacious accommodation of over 1,500 sq ft over three floors.
- \* Convenient, central location with easy access to town centre, station and good schools.
- \* Long rear garden is perfect for children to play.
- \* No chain means a swift move is possible.

### Welcome Home...

Welcome to North View – an elegant and attractive bay fronted semi-detached home that was built in 2008 and pays homage to the timeless Victorian style meaning it slips seamlessly into the street of predominantly period property.

The home is perfect for family living and enjoys over 1,500 sq ft of accommodation, spread over three floors, with four generous bedrooms and two bath/shower rooms.

The open plan kitchen/breakfast extends to nearly 18ft, with a bay window, making it family sized and providing plenty of space for hosting friends & family for a Sunday lunch.

At the rear you have the fabulous main 19ft living room with clear area for sitting and dining. The open fireplace is a noticeable nod to the Victorian style and makes this a cosy spot to retreat on a chilly winter's evening.

In the summer months, the French doors are flung open to create the sought-after 'inside-outside' living and the bespoke plantation shutters add a touch of opulence.

There is also the essential ground floor cloakroom.

A turned staircase rises to the first floor where you'll find two fabulous double bedrooms, generous single bedroom and a modern family bathroom.

The second floor is where you'll find the principle suite that offers privacy and seclusion from the rest of the house. The bedroom is a large double with fitted wardrobes and two velux windows boasting rooftop views over Haywards Heath. There is a second modern bathroom with cleverly positioned skylight.

Being a modern build, there is plenty of energy efficiency (EPC C, potential B) with high degree of insulation and high performance double glazing. The home has gas fired central heating and for those who work from home or stream movies, there is an Ultrafast broadband connection available with up to 1,000 mbps download.

The home is offered for sale with no onward chain, meaning a swift move is possible.



### Step Outside...

Stepping outside you have a fantastic 85ft rear garden. There are two terraces that are perfect for a morning coffee, or a glass of something chilled in the evening and the long lawn is level and perfect for children to play. To the front is driveway parking for two cars.

### The Location...

Haywards Road is a prestigious road of predominantly period property in the very heart of Haywards Heath. The town centre is a 5 minute walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's and great independent outlets including Flinders Coffee, Hart Country Stores Farm Shop & Deli and Francisco Lounge Café Bar. For further restaurants & bars, The Broadway is a mere half-mile away and offers Cote Brasserie, Zizzi, Prezzo and Pascals Brasserie and a range of other independent bars including WOLFOX Coffee Roasters (perfect for a brunch), Lockhart Tavern Gastropub (great for a Sunday Lunch) and Orange Square.

Haywards Heath mainline station is a mile distant and provides fantastic commuter links to London (Victoria/London Bridge) in approximately 47 minutes, Gatwick International Airport (20 mins), Brighton (20 mins) and the south coast. ROAD: By car, surrounding areas can be accessed via the A23(M) which lies 5 miles west at Warninglid/Bolney or the A272 to the east. SCHOOLING: 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. State schools include St. Wilfred's C of E, St. Josephs Catholic School, Bolnore Village Primary School and Warden Park Primary Academy.

### The Finer Details...

Title Number: WSX316346

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (1000 mbps)

We believe this information to be correct but cannot guarantee its accuracy. Intending buyers should check details personally before exchange of contracts.

