

PRIMROSE
PLACE





WELCOME TO PRIMROSE PLACE

Welcome to Primrose Place – a substantial detached family home of just under 3,000 sq ft, situated on Greenways, one of the most sought-after private roads in Haywards Heath. Opportunities to acquire homes of this size, in this location are so rarely available – in fact this is the first time the home has been sold since 2004.

The home was built in 2001 and really is the perfect family home with five large double bedrooms, four bath/shower rooms, three reception areas and incredibly spacious and flexible accommodation. Externally, the brickwork, tile hanging, render and beams tie in seamlessly to create inviting kerb-appeal and a house you can be proud to call your own.



FAMILY FRIENDLY FLEXIBILITY

Upon entry, the tone is set by the impressive reception hall which opens to the dining area to create an really generous opening area.

Double doors interconnect the dining area with the sitting room to give a fantastic flow to the living space.

The sitting room itself extends to nearly 20ft and has a large brick fireplace that provides a natural focal point. French doors on to the garden, great during the summer months.

LET'S EAT

The kitchen/breakfast room would now benefit from updating but is clearly high quality with a classic shaker-style cabinetry, granite counters, central island and some integrated appliances including double oven and gas hob.

The breakfast area enjoys a vaulted ceiling with exposed timber beam and doors onto the garden.

The study is generously sized and overlooks the garden. There is also scope to knock this through into the kitchen to create a stunning open plan kitchen/dining/family room.

The utility has a laundry shoot, which is accessible from all floors, sink and door that leads into the integral double garage with electric door. There is also a ground floor cloakroom.





AND SO TO BED.

A solid wood staircase is a feature in itself and leads to the galleried first floor landing, which is bathed in a natural light due to the large window that looks out to the front.

On this level you are spoilt for choice with four fabulous double bedrooms. The principal bedroom is generous proportioned and has its own large ensuite bathroom and walk-in dressing room. The guest bedroom has a similar set up with ensuite and dressing room. The third and fourth bedrooms are served by the large family bathroom with bathtub and walk-in shower.

The second floor is really impressive and effectively a private suite from the rest of the house, perfect for an au-pair or live in relative as it extends to an impressive 18ft x 24ft. Again, there is an ensuite with bath and separate shower and you have easy access to walk-in eaves storage space.





STEP OUTSIDE

In its entirety, the plot extends to 0.15 acres. To the front the block-paved driveway provides ample off road parking and leads to the integral garage.

There is gated access to the garden which enjoys a south-easterly aspect. The paved terrace is perfect for some al-fresco dining and the large expanse of level lawn is ideal for the children to play.

Whilst a good size, the garden offers a relatively blank canvas for anyone green-fingered to create something special.



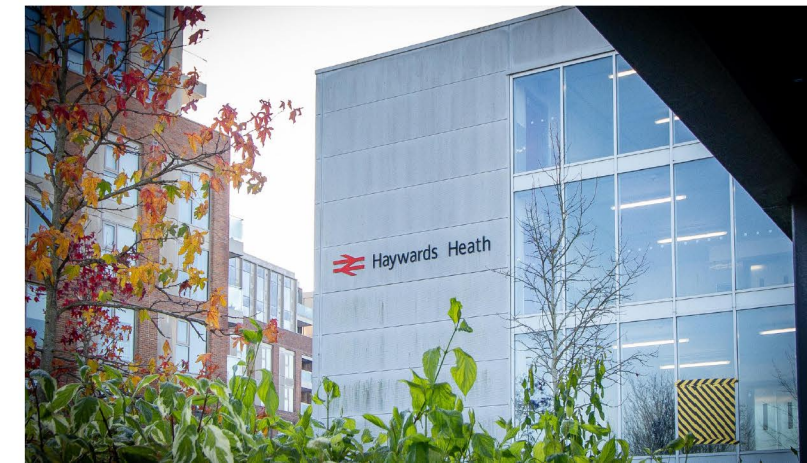


THE LOCATION

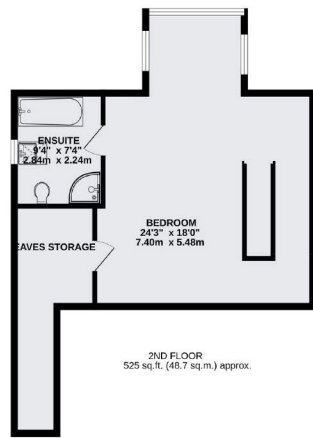
Greenways is a highly desirable private close situated on the Haywards Heath/Lindfield borders, off West Common. The close is incredibly sought-after, particularly to families and commuters as Haywards Heath Station is just 3/4 of a mile distant and provides fast, regular services to London, Brighton and Gatwick International Airport.

Haywards Heath town centre is a mile distant and provides extensive shopping facilities at The Orchards, including a Marks & Spencers, Café Nero and numerous other high street names.

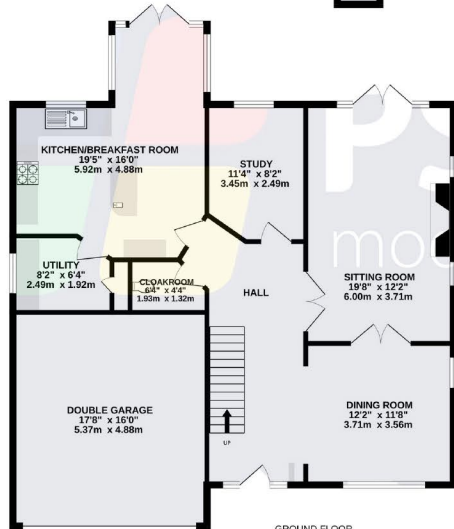
By car surrounding areas can be easily accessed via the A272 and A23(M), with the latter just five miles west at Bolney/Warninglid.



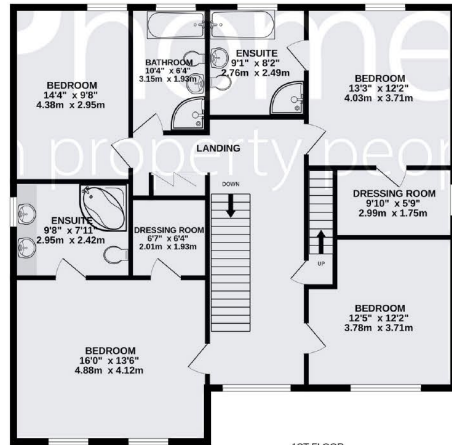
The house falls into the catchment area for the reputable Blackthorn Primary School and Oathall Community College for secondary, both within easy walking distance. In the private sector, the area has some truly exceptional schools including Ardingly College, Great Walstead Preparatory, Burgess Hill Girls School, Hurstpierpoint College, Cumnor House and Handcross Park (which feeds into Brighton College).



2ND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR
1212 sq.ft. (112.6 sq.m.) approx.

TOTAL FLOOR AREA : 2973 sq.ft. (276.2 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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THE SPECIFICS

Title Number: SX11536

Plot Size: 0.15 acres (not verified)

Tenure: Freehold

Local Authority: Mid Sussex District Council

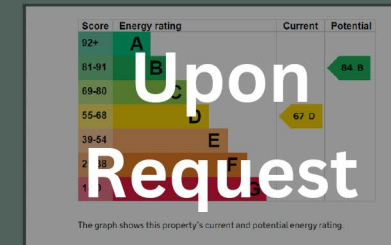
Council Tax Band: G

Broadband Speed: Ultrafast - up to 1,000 mbps download

Garden Orientation: South-East

Conservation Area : No

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.





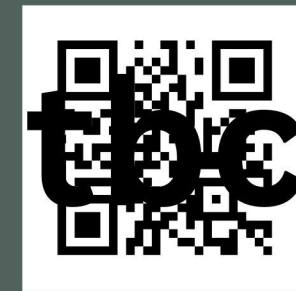
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