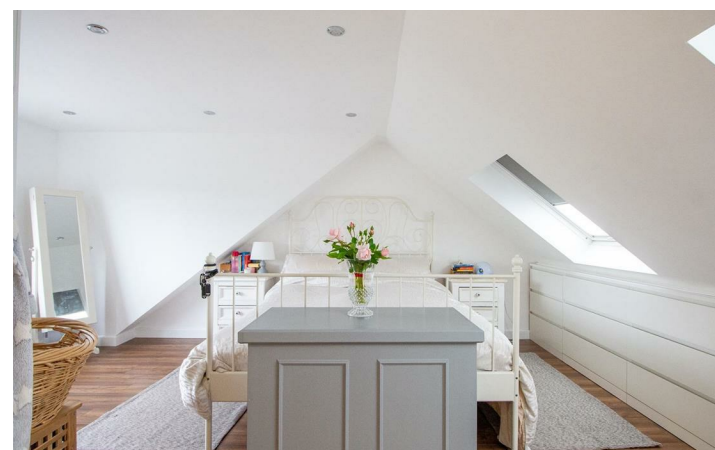


GROSS INTERNAL AREA, EXCLUDING GARAGE = 1,151 SQ FT  
 TOTAL FLOOR AREA : 1270 sq.ft. (117.9 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
 Made with Metropix ©2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	E
F	B	F	F
G	A	G	G



**83 Queens Road, Haywards Heath, West Sussex, RH16 1EG**

**Guide Price £650,000 Freehold**

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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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## 83 Queens Road, Haywards Heath, West Sussex, RH16 1EG

What we like...

- \* Open plan kitchen/diner - perfect for entertaining.
- \* Prime location for Haywards Heath's mainline station - great for commuters.
- \* Modernised throughout - effectively a "brand new house".
- \* Exceptional master bedroom with ensuite and privacy from rest of the house.
- \* Attractive bay fronted 1920s elevation giving plenty of kerb appeal.

### The Home...

1920s charm meets high specification modernity in this fabulous bay fronted semi-detached home on the sought-after Queens Road, in a prime location for Haywards Heath's mainline station.

The home has been given a new lease of life by the current owners who have extended, renovated and transformed the home in recent years creating a truly turn-key home with new electrics, plumbing, heating, roof, doors and windows.

The hub of the home is, without doubt, the impressive open plan kitchen/diner that is ready made for entertaining. The glass patio connect the space seamlessly with the outside and the kitchen itself boasts a timeless shaker style and the sage green tone create a classy feel. There is plenty of storage space, a peninsula breakfast bar and plenty of integrated appliances including induction hob, double oven, dishwasher and space for an American fridge/freezer.

The sitting room provides a cosier retreat with a classic bay window and beautiful gun metal fireplace which provides a natural focal point and is in working order.

Under the stairs is handy storage space and there is the essential ground floor cloakroom.

On the first floor the transformation continues and you have two excellent double bedrooms, a stylish family bathroom with 'P' bath and overhead power shower and a single fourth bedroom which is the perfect study for those who work from home. In fact, there is an Ultrafast broadband speed available with up to 8000 mbps download, great for those who work from home or like to stream.

The second floor has been newly created and boasts the most exceptional master suite. Being tucked away on the top floor gives you privacy and seclusion from the rest of the house and the room is flooded with natural light due to the large velux windows. There are lovely leafy, rooftop views to the rear and there is plenty of space for sleeping and dressing areas.

The ensuite shower room is finished in a contemporary style and the large heated towel rail ensures the towels are warm and fluffy.

This home has all the benefits of a brand new home within the bones of a 1920s character home, truly offering the best of both worlds.



### Step Outside...

To the rear you have a private garden that extends to around 50ft in depth. The large decked terrace is the perfect spot for a barbecue with friends and family. Steps lead up to an expanse of lawn and there is established hedging and pretty planting.

The detached garage has also been revamped with a new pitched roof providing additional overhead storage. It also has power, lighting and a further office area. Gated side access leads to the front where you have a tarmac driveway for three cars.

### Out & About...

Queens Road is an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heath's mainline station, which provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Additionally, Waitrose Superstore is within easy walking distance with a café and wine bar. There are a variety of other local amenities within close proximity including a convenience store while Sainsbury's Superstore and the Dolphin Leisure Centre are also within walking distance. By road, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately five miles west at Bolney/Warninglid.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

### The Specifics

Tenure: Freehold

Title Number: WSX1641

Local Authority: Mid Sussex District Council

Council Tax Band: D

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast (up to 8000 mbps download)

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

