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# Welcome Home

Sitting on the ever popular Western Road is this truly breathtaking example of what is possible when combining imaginative creativity & design with attractive Victorian architecture.

This stunning home is, without doubt, one of the most stylish homes we have bought to market and is presented for sale in first class order throughout.

The finishes are immaculate and abundant natural light pours in through carefully placed glazing and skylights. The bones of the house are effectively brand new as there has been a total rewire, new plumbing and central heating system and brand new high performance double glazed windows throughout – effectively a brand new home within the shell of a period property.

Having been substantially extended by the current owners, this is a stunning home that combines Victorian elegance with a flawless modern specification to dramatic effect and extends to just over 1,700 sq ft, over three floors.

From the front, you have the pretty Victorian façade, characterised by the red-brick and bay windows that will appeal to lovers of period property. There is also a glimpse at the extension, which sits submissively back from the original part of the house but creates a sense of intrigue.





## *Open Plan Heaven*

It is the rear of the house where the most remarkable transformation has taken place. A magnificent wrap around extension that creates a striking juxtaposition and the most exceptional open plan living space that is simply perfect for entertaining.

The 27ft x 19ft kitchen/dining/family room is the most incredible space and is sure to impress with three large skylights, full height picture window and enormous ultra-thin sliding doors flooding the space with natural light. Large Mandarin stone tiles seamlessly flows from the inside to the out, blurring the division between the kitchen and the garden. This entire space enjoys underfloor heating.

The kitchen is from 'Rêver Kitchens' in Hurstpierpoint and slim-shaker, painted in Farrow & Ball's 'Cardamon', with complimentary brushed nickel handles. The quartz worktops add a touch of class and the large central island is sure to be an attractive space to gather with friends & family.

For a keen chef there is a Fisher & Paykel range cooker with gas hob & extractor and a range of integrated appliances including full-height fridge, full-height freezer and dishwasher. The utility is tucked nearly off the kitchen provides great storage, integrated washing machine and a second sink.





# Character meets contemporary

The sitting room has been sensitively modernised with wide plank engineered wood oak flooring, two focal point fireplaces (one feature, one open) and the traditional bay window.

Farrow & Ball's 'Old White' offering a pleasing colour palette and an opening provides a glimpse of the kitchen and garden beyond.

Understairs you have cleverly created cabinetry that provides very useful storage and there is a modern cloakroom, with further storage.

Panelled doors and raw metal column radiators provide a nod to the original age of the home





## *The Master Suite*

The loft has been converted to create a superb second floor master bedroom suite. This private retreat provides generous sleeping quarters, which bespoke wardrobes created in the eaves space. A large window offers a delightful leafy outlook and there are oblique views towards Lindfield Church Spire and the Ashdown Forest beyond. The velux windows have blackout blinds.

The wet room ensuite is a sleek space with fluted glass shower screen, stylish tiling, bespoke vanity unit and heated rail to keep the towels warm and fluffy.



## Heading Upstairs

On the first floor you have the traditional split level landing, with Sisal woven carpets.

Across the entire front of the house is a fabulous double bedroom that enjoys the best of the morning light, pouring in through the bay window.

There are full-width fitted wardrobes and a chimney breast.

There is a second double bedroom that looks over the rear and the fourth bedroom is a single bedroom that works perfectly as a home office, with a beautiful leafy vista that is rarely found in town centre locations. A tranquil space for working from home.

Each of these bedrooms are served by the family bathroom, beautifully refitted with Claybrook tiles and overhead power shower.





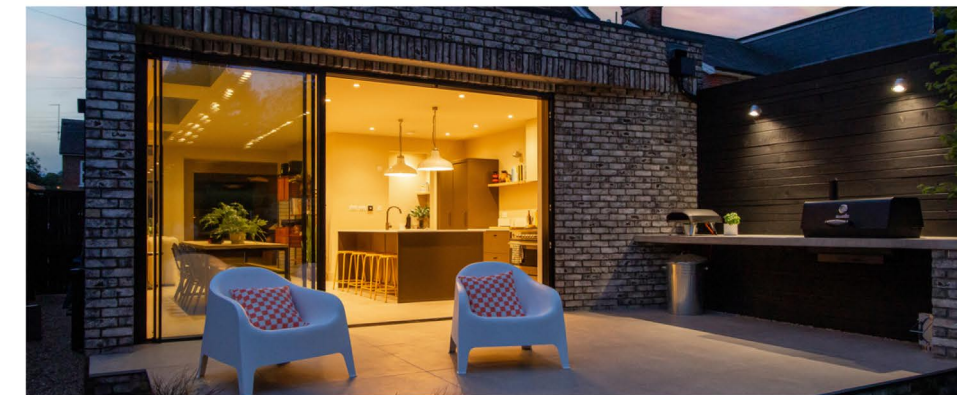


## *Outside Oasis*

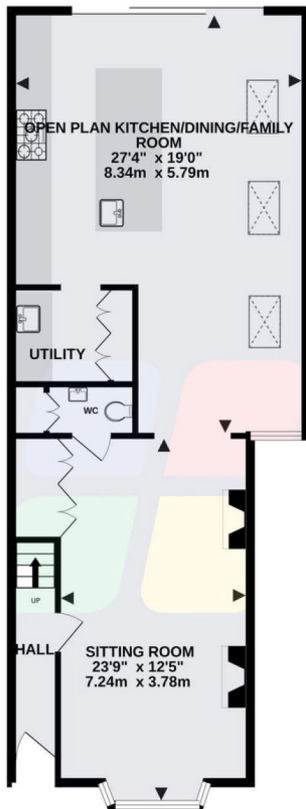
The garden has been arranged as a seamless extension of the dining space in the kitchen. Wide format tiles, flush with those in the kitchen, create a generous patio that is ready made for al-fresco dining, with a bespoke outside kitchen – perfect for a barbecue or pizza night.

Steps leads down to a large expanse of level lawn, great for children to play.

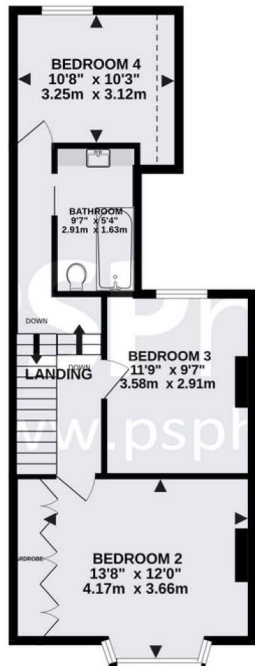
There is gate side access that leads to the front where you'll find a gravel driveway that provides parking for two cars side-by-side.



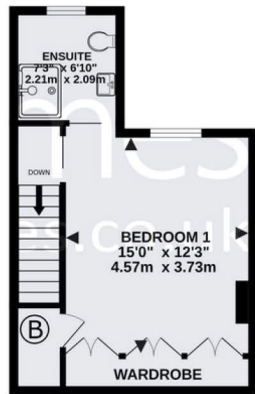
GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 1707sq.ft. (158.6 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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## The Specifics

Tenure: Freehold  
Title Number: **WSX263255**  
Local Authority: Mid Sussex District Council  
Council Tax Band: **D**  
Services: Mains water, electric, drainage and gas  
Plot Size: 0.08 acres  
Garden Orientation: West  
Available Broadband Speed: Ultrafast (up to 1000 mbps download)

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





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