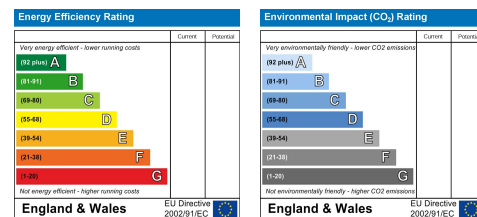


GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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26 Wivelsfield Road, Haywards Heath, West Sussex, RH16 4EW

Guide Price £425,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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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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26 Wivelsfield Road, Haywards Heath, West Sussex, RH16 4EW

What we like...

- \* 1930s character semi-detached home with modern finishes throughout.
- \* Beautiful west facing garden with leafy backdrop - a rarity in the town centre.
- \* Open plan living space that is perfect for entertaining.
- \* Fabulous master bedroom with dressing room and ensuite.
- \* No onward chain - swift move is possible.

**Guide Price: £425,000 - £450,000**

#### The Home....

This attractive, extended, 1930s semi-detached home offers the very best of retained character coupled with a contemporary finish – all within easy reach of Haywards Heath's town centre and good local schools.

The open plan layout of the ground floor is perfect for entertaining, with plenty of space for sitting and dining areas. The two sets of 'French' doors allow the party to spill out on to the terrace. The kitchen is stylish and offers plenty of prep and storage space, with a range of integrated appliances including oven and electric hob.

The ground floor also has a handy cloakroom and under stairs cupboard which houses the washing machine & tumble dryer.

On the first floor you have a fabulous 21ft master bedroom with generous sleeping quarters, a large dressing area with fitted wardrobes and the modern, fully tiled ensuite bathroom.

The second bedroom is also a decent double room and served by the family shower room.

The home is fully double glazed and has gas fired central heating with a regularly serviced 'combi' boiler. For those who work from home or like to stream, we have over 1100 mbps ultrafast broadband speed available.

There is no onward chain, meaning a swift move is possible.

#### Step Outside...

To the rear you have a true 'outside oasis' - a west facing garden that is bathed in afternoon and evening sunshine. The leafy backdrop is delightful and incredibly rare in such a central location.

The decked terrace is the perfect spot for 'al-fresco' dining and a glass of something chilled on a summer's evening.

Steps lead down to an expanse of lawn, with pretty planting. There is gated side access and a timber garden shed.

To the front is driveway parking for up to four cars, bordered by more pretty planting.



#### Scope/Potential...

The large loft space is part boarded (with a ladder), providing great storage but also vast potential for conversion into another bedroom with ensuite. Any work of course STPP but the neighbours have undertaken similar works.

#### The Location...

Wivelsfield Road is an established residential road in southern Haywards Heath, conveniently located for the Princess Royal Hospital and Sainsburys Local for those everyday essentials. Haywards Heath town centre is just a half-mile distant and offers an extensive range of shops, banks, cafés & restaurants including the 'Orchards Shopping Centre', Marks & Spencers, Caffè Nero, Costa Coffee and WHSmiths with Post Office. The town also boasts two supermarkets in the form of Waitrose and Sainsbury's, which are both down by the station (1.2 miles distant).

The Broadway is the town's buzzy social centre with an array of restaurants and bars including Cote Brasserie, Lockhart Tavern Gastropub (great for a Sunday Lunch), WOLFOX Coffee Roasters (serving great brunches), Pizza Express, Zizzi, La Campana Tapas and Pascals Brasserie.

The town's mainline station is 1.2 miles distant and provides fast and regular services to London (approximately 47 mins to London Bridge/Victoria), Brighton & Gatwick International Airport. By road these surrounding areas can be easily accessed via the A272 & A23(M) which lie to the east & west of the town. The A23 can be accessed swiftly by Haywards Heath bypass.

Haywards Heath is well-represented with some highly regarded schools including Northlands Wood, St. Josephs and St Wilfrid's Primary Schools and Oathall Community College (secondary). The official catchment areas are Warden Park Primary Academy and Oathall Community College for secondary. Haywards Heath College provides local Sixth Form.

By car you can easily get East & West on the A272 bypass which is at the end of Wivelsfield Road. The A23(M) lies 5 miles west at Warninglid/Bolney.

#### The Finer Details...

Title Number: WSX116823

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast - 1139 Mbps

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally before exchange of contracts.

