



24 College Road, Haywards Heath, RH16 1QN

Guide Price £585,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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What we like...

- * Victorian character home in prime location for Haywards Heath Station - perfect for commuters.
- * Four genuine double bedrooms and two modern bath/shower rooms.
- * Wealth of retained character and charm.
- * Sunny south facing garden.
- * Tasteful interiors mean you can move straight in.

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Welcome Home...

If you're looking for a characterful Victorian semi with spacious interiors and a garden to match, just a short walk from the station then look no further than this fabulous home on the popular College Road. Set within five minutes' walk of the station, this attractive character semi-detached home offers a great blend of original period features and practical modern living. With four well-sized double bedrooms, a generous rear garden and off-street parking for two vehicles, it's a home that offers both charm and convenience in equal measure.

The sitting room is classical and full of charm with exposed floorboards, a lovely splay bay window and log burner that is perfect for a winter's night in front of the fire. There are bespoke plantation shutters and cabinetry either side of the chimney breast adding class and storage.

The dining room features solid oak flooring, deep coving, and a view across the garden—an ideal spot for everyday meals or more formal occasions. The fireplace provides a natural focal point and the room sits adjacent to the kitchen - great for when you have guests to visit.

The kitchen/breakfast room sits at the back of the house and enjoys a dual aspect. It has been extended in the past and includes high-gloss cabinetry, a built-in double oven, gas hob with extractor, and space for all the usual appliances. There's also plenty of room for a breakfast table, and a door leading directly out to the garden.

On the first and second floors the home continues to offer generous proportions. All four bedrooms are genuine doubles, two enjoying dual aspect windows, and one including its own en-suite shower room. The family bathroom is modern and includes a full-size bath with overhead shower, a modern vanity unit, and a heated towel rail. There is also a separate cloakroom for added day-to-day practicality, particularly on those busy mornings.

The home has gas fired central heating, is fully double glazed and there is access to an Ultrafast fibre broadband connection - perfect for those who work from home.



Step Outside....

Stepping outside, the rear garden is approximately 60 feet in length, mainly laid to lawn with a south-east orientation that ensures good light throughout the day. A paved terrace offers space for seating or dining, and mature planting along the rear boundary provides a pleasant green outlook and a good degree of privacy. To the front is driveway parking.

The Location...

College Road is conveniently located within a short walk of Haywards Heath's mainline train station with its fast and regular services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Also within walking distance are Waitrose and Sainsbury's Superstores and Dolphin Leisure Centre. By car, surrounding towns & cities can be easily accessed via the A272 and A23(M) with the latter lying 5.5 miles west at Warninglid. Haywards Heath town centre with its extensive range of shops, cafés, bars and restaurants is less than one mile distant. The Broadway is the social hub of the town and provides a selection of leading chains including Pizza Express. There is trendy independent bars including Wolfox Coffee Roasters (great for a brunch), Orange Square and the Lockhart Tavern (great for a Sunday Roast). The Witch Inn 'gastro pub' in neighbouring Lindfield is also within walking distance. For fitness fantacts, Madisons Fitness Studio is close by and offer a range of energetic classes, with the adjoining MINCKA serving great coffee.

The property falls in the catchment area for the sought after Blackthorns Primary School and Oathall Community College. The reputable Harlands School is also nearby.

The Specifics...

Title Number: W SX197928

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Garden Orientation: South

Available Broadband Speed: Ultrafast (up to 1800mbps download)

We believe this information to be correct but recommend intending purchasers check details personally before exchange of contracts.

