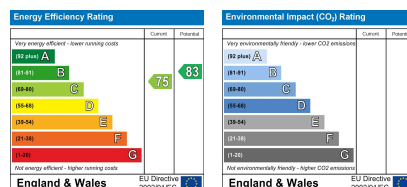


AREA EXCLUDES THE GARAGE
TOTAL FLOOR AREA : 1748sq.ft. (162.4 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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30 Haywards Road, Haywards Heath, West Sussex, RH16 4JB

Offers Over £700,000 Freehold

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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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30 Haywards Road, Haywards Heath, West Sussex, RH16 4JB

What we like...

- * Recently renovated to offer perfect blend of character & contemporary
- * Beautifully refitted kitchen/breakfast room with large bay window.
- * Five bedrooms (four doubles) - ideal for a growing family.
- * Central convenience - easy walk to town centre and 10 mins walk to the station.
- * Driveway parking for several vehicles plus a single garage

The House...

This attractive Victorian terraced home has been recently renovated and enjoys an incredibly convenient central location on the premier Haywards Road, just a short walk from the town centre and under a mile to the mainline station.

Our client has recently renovated the home meaning it now offers the perfect combination of contemporary high spec finish, gorgeous interiors and oodles of retained character with a wealth of the original features that make these period homes just so charming. The high ceilings, exposed floorboards, deep skirtings and bay window are all typical of the Victorian era and combine to create a sense of allure.

With just under 1,750 sq ft of accommodation spread over three floors, there is no shortage of space. A traditional hallway leads through to the beautiful kitchen with a large bay window that floods the room with morning sunshine. The shaker-style cabinetry is timeless and sits under opulent stone counters, with breakfast bar peninsular adding a social space. There is a range of integrated appliances including double oven, oven hob, microwave, gas hob, dishwasher and fridge/freezer. The exposed floorboards create character whilst the ‘café-style’ plantation shutters add privacy.

The L-shaped open plan living room extends across the rear of the house and is an inviting 25ft space with superb bi-fold doors that open on to the westerly courtyard, creating delightful ‘inside-outside’ living during the summer months. Again, exposed floorboards create character and the tasteful décor creates a relaxing feel.

There is also an understairs cloakroom with great storage space.

On the first floor are two fantastic double bedrooms and two bathrooms. The impressive master bedroom measures 16ft and extends across the entire front of the house and enjoys its own contemporary ensuite bathroom with overhead power shower.

The second bedroom is arranged over two levels and enjoys a lovely open outlook over Haywards Heath.

The second floor incorporates two further double bedrooms. The very useful fifth bedroom would make an ideal study for those who work from home and enjoys far reaching rooftop views. There is a refitted shower room with lavatory on this level too.

Further attributes include gas fired central heating, replacement double glazing to all but one window and cavity wall insulation. For those who work from home or like to stream, you have access to an Ultrafast fibre broadband connection.



Step Outside...

To the rear are two private, west facing areas of garden. Directly to the rear is an attractive courtyard with grey composite decking while there is also an enclosed 40ft x 40ft (approx) lawned garden. Additionally, the house enjoys a secure gated driveway leading to a single garage and off road parking for 2 cars. The neighbouring home has a legal right of way over the driveway to their garage.

The Location...

Haywards Road is a premier road of period homes in central Haywards Heath, ideally located just south of Victoria Park. The town centre is a 5 minute walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's, Hart Delicatessen, 'Francisco Lounge' Cafe Bar, Coffee No.1 & Café Nero. For further restaurants & bars, The Broadway is the town's social centre and just over a half-mile distant offering WOLFOX coffee roasters (great for a brunch), Zizzi, Pizza Express, La Campana Tapas and a range of other independent bars including Lockhart Tavern Gastropub (incredible Sunday Roasts) and the longstanding Orange Square. Haywards Heath's mainline station provides fast & regular commuter services to London (Victoria/London Bridge in 47mins), Brighton (20 mins) and Gatwick International Airport (20 mins).

The local area is well represented in both public & state schools including Great Walstead Preparatory, Ardingly College, Burgess Hill School for Girls and Cumnor House. Nearby, state schools include St. Wilfred's C of E, St. Josephs Catholic School, Oathall Community College and Warden Park. Ashenground Woods is just a couple of minutes walk and is a great spot for walking the dog.

By car surrounding areas can be accessed via the A272 and A23(M), with the latter lying around 5 miles west at Bolney/Warninglid.

The Finer Details...

Tenure: Freehold
Title Number: WSX1434
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast Fibre

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

