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VIEWING BY APPOINTMENT WITH PSP HOMES  
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**Springbank Slugwash Lane, Wivelsfield Green, East Sussex, RH17 7RG**

**Guide Price £950,000 Freehold**

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## Springbank Slugwash Lane, Wivelsfield Green, East Sussex, RH17 7RG

Fully Transformed, Turn-Key Home – Extensively extended, remodelled and renovated by a respected local developer, offering over 2,000 sq ft of near-new accommodation with new electrics, plumbing and heating throughout.

Exceptional Flexibility – Formerly a bungalow, now with a full first floor and versatile layout ideal for families or downsizers, including multiple reception rooms and potential ground-floor bedrooms or home offices.

Outstanding Living Spaces – Inviting sitting room flowing into an all-year-round heated conservatory, plus a superb open-plan kitchen/diner with bi-fold doors, central island, shaker cabinetry and utility cupboard.

Well-Planned Accommodation – Three first-floor bedrooms including a principal suite with fitted storage, Juliet balcony and ensuite, plus two further bathrooms and excellent built-in storage throughout.

Attractive Exterior & Parking – Gated gravel driveway, tandem garage and a south-facing, well-screened garden with mature planting, ideal for privacy and outdoor enjoyment.

### Welcome Home...

If you're looking for an exceptionally flexible and incredibly spacious village home that offers a truly "turn key" option then the fabulous Springbank in Wivelsfield Green could be the one you've been waiting for.

The home has been the subject of transformative extension, renovation and remodelling by a highly regarded local developer and now offers over 2,000 sq ft of versatile accommodation that could suit a range of demographics including families and downsizers alike.

The property was previously a modest bungalow and has been extended on the ground floor, as well as creating the entire first floor. The bones of the house are effectively brand new including new electrics, plumbing and heating system.

The ground floor offers plenty of options with up to four reception rooms, although you would likely use at least one as a ground floor bedroom. The sitting room is an inviting space and seamlessly connects with the conservatory to make a brilliant flowing space. The conservatory itself is an "all year around" space with heating and a pretty outlook over the rear garden area with its established planting.

The remaining two ground floor rooms could easily be double bedrooms, snugs, play rooms or a home offices. The versatility on offer really cannot be underestimated.

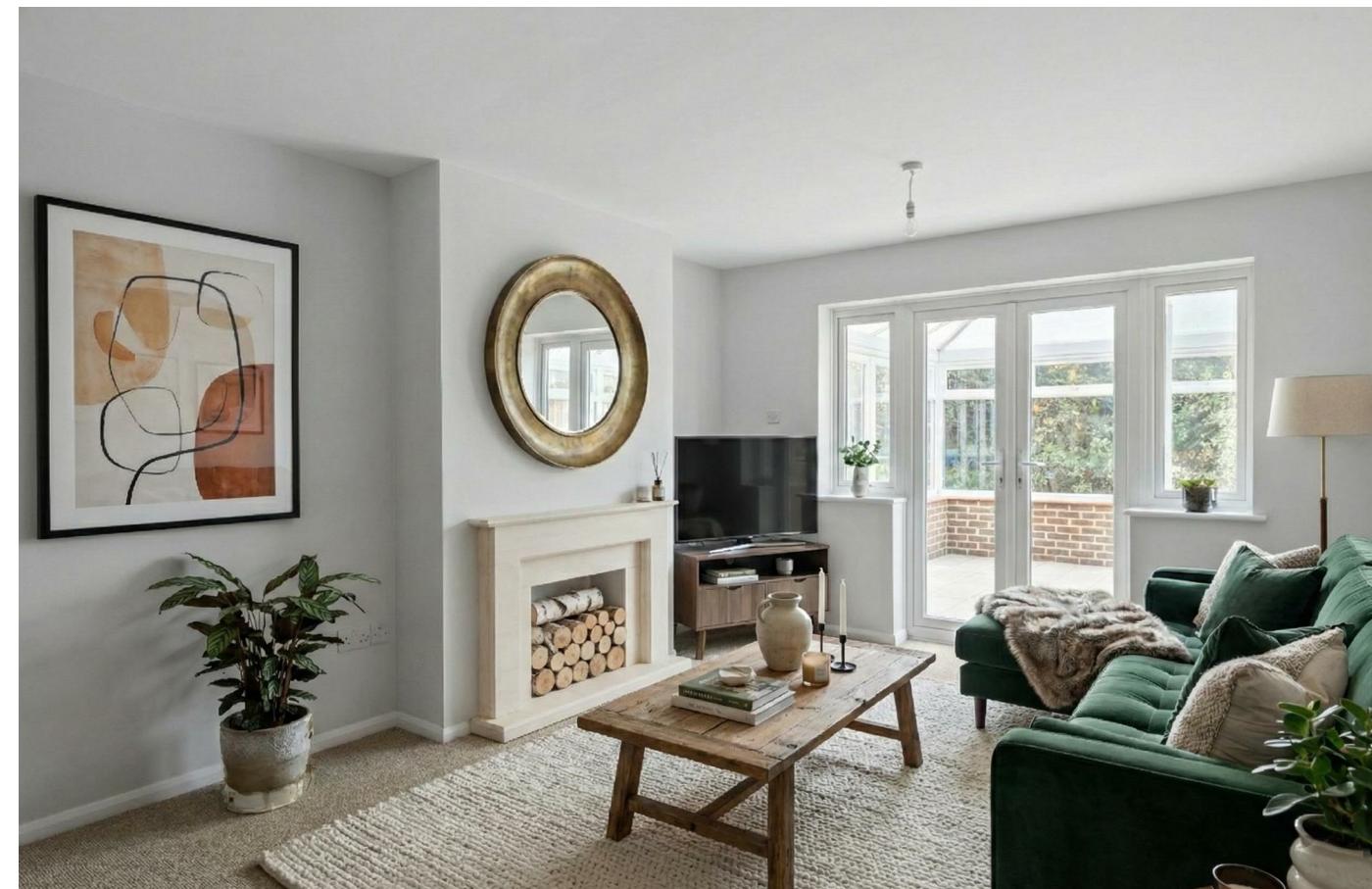
The heart of the home is without doubt the fabulous open plan kitchen/diner – a brilliant, social space with bi-fold doors that blur the division between the inside and the out, particularly when flung open in the summer months.

The kitchen itself boasts timeless shaker-style cabinetry sitting under wooden counters. There is a huge amount of storage and prep space and the central island, with breakfast bar, provides a natural focal point for social gatherings.

A cleverly created utility cupboard provides space for washing machine & tumble dryer too.

The ground floor also has a stylish shower room, serving the ground floor bedrooms and visiting guests.

A beautiful turned staircase rises to the newly created first floor where you'll find three bedrooms and two bath/shower rooms. A cleverly placed skylight floods the landing and hallway below with natural light.



The main bedroom is a fabulous space with extensive fitted storage space, superb Juliet balcony which overlooks the garden and its own ensuite shower room.

The remaining two bedrooms are also good sizes with built-in storage space and served by the stylish family bathroom with overhead power shower, with "stop start" button and heated towel rail.

### Step Outside

Outside the home has a large gravel driveway that sits behind a gated entrance, leading to the tandem length garage.

The garden is south-facing and well-screened by established trees and shrubbery. The large expanse of level lawn is ideal for children to play and the paved terrace is the ideal spot to sit out and relax on those balmy summer evenings.

### Village Life...

The village offers a warm and welcoming community with excellent amenities, including The Cock Inn, a popular pub and restaurant, a convenience store with Post Office services, Morrisons Daily, and the highly regarded Wivelsfield Primary School (rated Good/Outstanding by Ofsted). The village recreation ground lies just opposite the property – perfect for children and dog walkers – and residents enjoy a calendar of community events such as monthly film nights and seasonal gatherings.

For commuters, Haywards Heath lies only 2.5 miles north, providing mainline services to London Bridge/Victoria (47 minutes), Brighton (20 minutes), and Gatwick Airport (10–15 minutes). Burgess Hill is 3.5 miles west and Lewes just over 9 miles, with easy access to the A272 and A23(M) for excellent regional connections.

### The Specifics

Tenure: Freehold

Title Number: ESX65244

Local Authority: Lewes District Council

Council Tax Band: E

Services: Mains gas, water, drainage and electricity (none tested)

Available Broadband Speed: Ultrafast Fibre

Plot Size: 0.17 acres

