



BRITISH
PROPERTY
AWARDS
2019



GOLD WINNER

ESTATE AGENT IN
HAYWARDS HEATH



1A The Droveway, Haywards Heath, West Sussex, RH16 1LL

Offers In Excess Of £769,995 Freehold

2ND FLOOR
327 sq.ft. (30.3 sq.m.) approx.

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.

TOTAL FLOOR AREA: 1406 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(A) A	(B) B	(A) A	(B) B
(C) C	(D) D	(C) C	(D) D
(E) E	(F) F	(E) E	(F) F
(G) G	(H) H	(G) G	(H) H
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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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What we like...

- * Individual 'nearly new' home built to an exacting specification by reputable 'Helme & Hallett'
- * Envious position on one of the town's most sought-after residential closes.
- * Contemporary high specification kitchen/diner from Hamilton Stone Design.
- * Easy walk of the station, excellent schooling and Waitrose & Sainsbury's superstores.
- * Remainder of a 10 year new homes warranty giving complete peace of mind.

The House...

PSPhomes are delighted to introduce this completely individual detached situated on The Droveway, one of Haywards Heath's most desirable residential closes. The house was built for our clients in 2018 by the reputable 'Helme & Hallett' and is finished to an exacting standard throughout.

Upon entry you are welcomed by the central hallway which boasts a featured turned staircase and engineered oak flooring. The sitting room is dual aspect and enjoys a focal point fireplace. The exceptional kitchen/diner is triple aspect with 'French' doors opening on the garden, making it the perfect space for entertaining. The kitchen itself is contemporary, stylish and has been fitted & supplied by the highly regarded Hamilton Stone Design and boasts a peninsular breakfast bar, stone worktops and a range of integrated appliances. The ground floor also offers a utility/boot room and cloakroom.

The impressive turned staircase rises to the galleried first floor landing. This level incorporates four bedrooms and two bath/shower rooms. The main bedroom has its own luxurious en-suite shower room whilst each of the other bedrooms are served by the contemporary family bathroom with overhead shower.

Stairs rise again to the highly versatile top floor room which boasts glorious rooftop views over the Lucastes area towards Blunts Wood. This unique space provides a range of uses including a large home office, games room or an ideal bedroom for a teenager with space for sleeping and recreation areas.

Further benefits include gas fired central heating, double glazing, a high degree of energy efficiency (EPC: B), neutral decoration and the remainder of a 10 year new homes warranty for total peace of mind.

NB

There is permission in place for a large conservatory on the rear to create a further living space.



PSPhomes

Step Outside...

To the side of the house is a block paved driveway providing off road parking for 4+ cars.

The rear garden has been skilfully landscaped and enjoys a favoured westerly aspect. There is a large terrace that is ideal for 'al-fresco' dining during the summer months whilst steps lead up to two expanses of lawn. There are pretty beds & contemporary retaining walls making this a real oasis for a central location in Haywards Heath.

There is a fully powered garden studio that is currently used a workshop. This could be used as a workspace for those who work from home.

The Location...

The Droveway is a most sought-after residential close lying off of Lucastes Lane in the desirable 'Lucastes' area of Haywards Heath, ideally located for the mainline train station with its fast and regular commuter services to London (approx 47 minutes to London Bridge/Victoria), Brighton (approx 20 minutes) and Gatwick International Airport.

Also within walking distance are Waitrose and Sainsbury's Superstores and the Dolphin Leisure Centre. The house falls in to the catchment area for the highly regarded Harlands Primary School and for secondary education, children in the area usually attend the reputable Warden Park which can be accessed easily via Blunts Wood. The area is well represented in private education with schools such as Ardingly College, Hurstpierpoint College, Burgess Hill School For Girls and Cumnor House. By car surrounding areas are approached via the A272 or A23(M), with the latter lying approximately five miles west at Warninglid/Bolney.

Information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Services: Mains drainage, mains gas, mains electricity (none tested)

