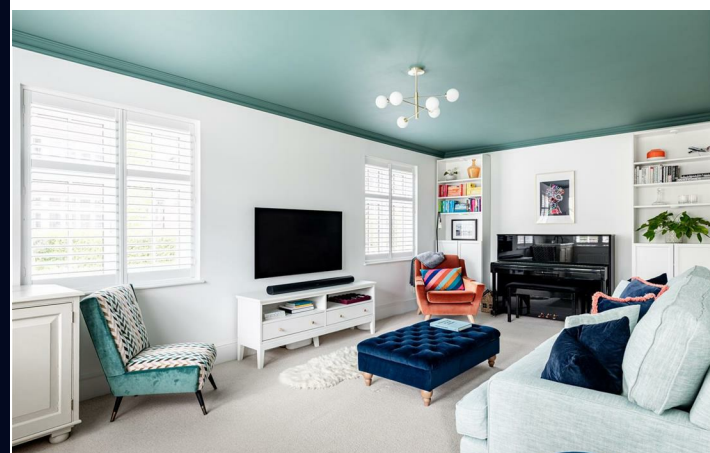
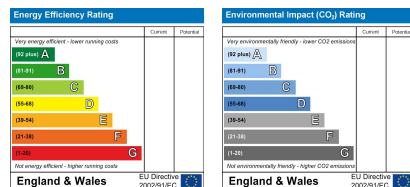
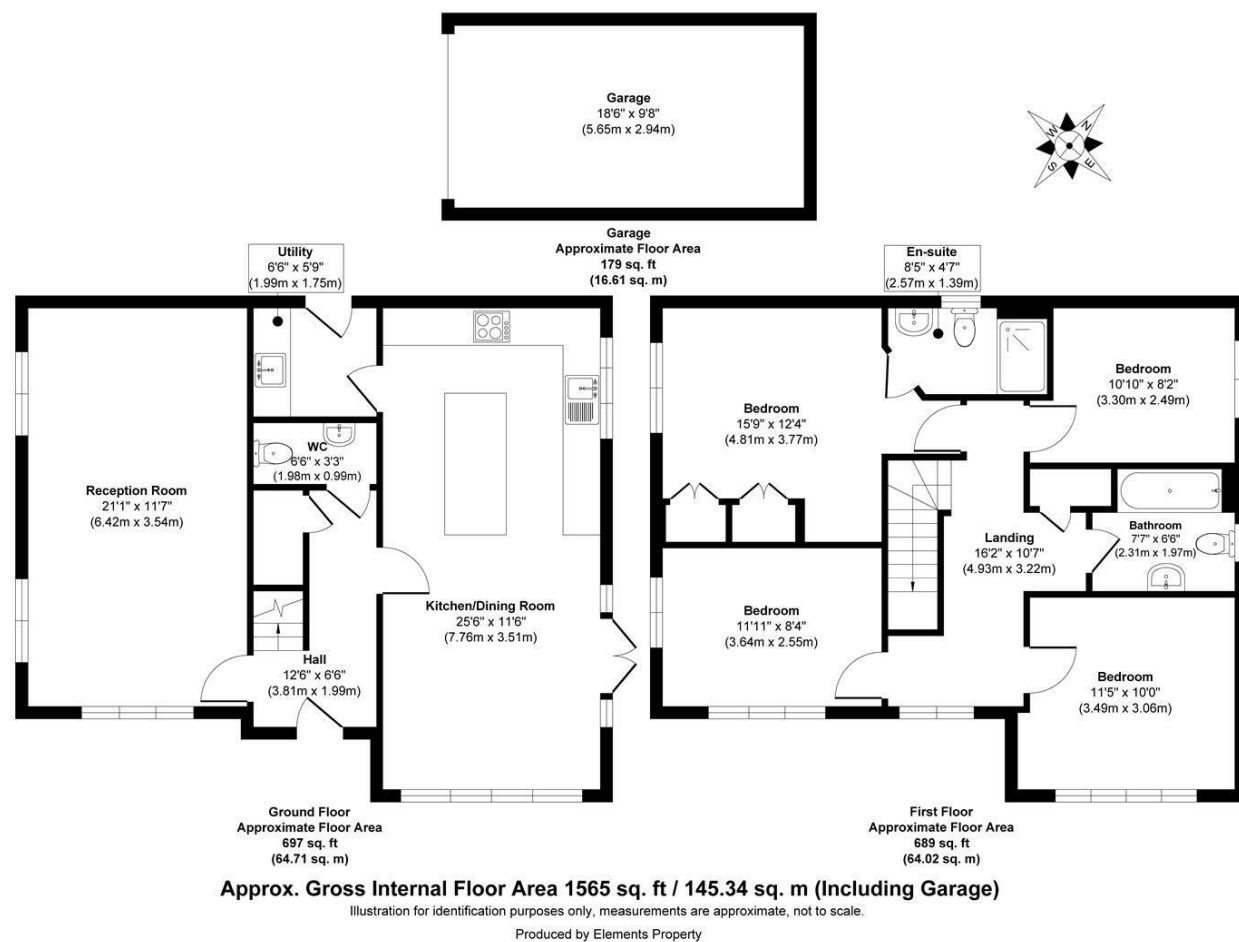




35 Aster Way, Haywards Heath, RH17 5NL

Offers Over £775,000 Freehold

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35 Aster Way, Haywards Heath, RH17 5NL

What we love...

Elevated plot overlooking a large open green, giving a real sense of space and outlook.

Built by Redrow Homes to the sought after Shaftesbury design, with classic Heritage Collection kerb appeal.

Superb 25ft kitchen/dining room, upgraded with a central island, Silestone worktops and Amtico flooring.

Four excellent bedrooms, all with air conditioning, plus an en-suite to the principal bedroom.

Quick access onto Penland Road and onwards to Haywards Heath station, making it a brilliant family home for commuters.

This beautifully upgraded detached home occupies one of the more special positions within Penlands Green, set slightly elevated and overlooking a large area of open green. It gives the house a real sense of space and outlook, while also offering quick access onto Penland Road and onwards to Haywards Heath station.

The House...

Built by Redrow Homes as part of their Heritage Collection, this attractive four bedroom detached house was built to the Shaftesbury design, combining classic Arts and Crafts inspired architecture with a layout that works brilliantly for modern family life. Our clients purchased the house in 2022 and have since made a number of thoughtful upgrades, giving the home a more individual, considered feel than a standard new-build finish.

The kerb appeal is excellent, with handsome brick and rendered elevations, a clay tiled roof, plantation shutters and a smart landscaped frontage. The slightly elevated plot, looking out across the green, makes the position feel especially open and gives the front of the house a lovely outlook.

The central entrance hall leads to the main reception spaces, with a cloakroom positioned off the hall. To the left, the reception room is an excellent size, measuring over 21ft in length. It is a generous yet comfortable sitting room, with plantation shutters and a striking painted ceiling that gives the room real personality.

Across the right hand side of the house is the kitchen/dining room, extending to over 25ft. This is very much the hub of the home and has been notably enhanced by the addition of a large central island with integrated drinks fridge and power supply, creating a natural place to cook, gather and entertain. The kitchen is fitted with light Shaker style cabinetry, premium appliances, Silestone worktops and plenty of storage, with space for a dining table beyond and French doors opening directly onto the garden.

The separate utility room is a very useful addition, providing further storage and space for laundry appliances, with exterior access ideal after muddy dog walks, football boots or everyday family comings and goings.

Upstairs, the central landing leads to four bedrooms. The principal bedroom is an excellent double with fitted wardrobes and its own contemporary en-suite shower room. There are three further good bedrooms, giving excellent flexibility for children, guests or home working, and these are served by a modern family bathroom. A particularly valuable upgrade is the addition of air conditioning to all bedrooms, providing year round comfort and especially welcome during the warmer summer months.

The house has been tastefully decorated throughout in calm, contemporary tones and feels beautifully cared for. There is gas fired central heating, high performance double glazing, excellent insulation levels, and an EPC rating of 85/B. For those working from home, the property also benefits from fibre direct to the house, with ultrafast download speeds available.

Step Outside...

The rear garden has been thoughtfully landscaped and is designed to be easy to enjoy. A large paved terrace sits immediately outside the kitchen/dining room, creating a natural space for outdoor dining and summer entertaining, with the remainder laid to lawn and framed by attractive planted borders.



The garden is mainly enclosed by brick walling and fencing, giving it a smart, private feel. There is gated side access and the detached garage sits to the side/rear of the house. The garage measures 18'6 x 9'8 and is approached by driveway parking, with space for two cars parked in tandem. The pitched roof to the garage also offers useful scope for additional storage.

Location, Location, Location...

Aster Way forms part of Redrow's Penland Green development on the favoured west side of Haywards Heath. This particular home occupies one of the stand out plots, set slightly elevated and overlooking a generous area of green, giving a genuine feeling of space, outlook and separation from neighbouring homes. For commuters, the position is especially convenient, with quick access onto Penland Road and onwards towards Haywards Heath mainline station, which provides fast, regular services to London Victoria, London Bridge, Brighton and Gatwick Airport.

Haywards Heath is one of Mid Sussex's most desirable commuter towns, positioned around 40 miles from Central London and well placed for the South Downs, the High Weald and the Ouse Valley. It offers a great balance of connectivity, schools, shopping and countryside. The house falls within the favoured catchment area for Harlands Primary School and Warden Park Secondary Academy, with a choice of other well regarded schools in the wider area. Waitrose and Sainsbury's are both nearby, while The Broadway offers a choice of restaurants, cafés and bars. For weekends, the surrounding area is one of the great advantages of living here. Brighton's seafront, independent shops and restaurants are within easy reach, while closer to home there is beautiful countryside at Borde Hill, Blunts Wood and across the surrounding Sussex villages. Cuckfield and Lindfield are both nearby and offer excellent pubs, cafés, independent shops and a lovely village atmosphere.

The Specifics...

Title Number: TBC
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: F
Estate Charge: £330 per year
Broadband: Ultrafast broadband is understood to be available.

These details have been prepared in good faith and are believed to be materially correct, but their accuracy cannot be guaranteed and they do not form part of any contract or offer. Prospective purchasers should make their own enquiries and rely on their own investigations, including verification through their solicitor, as to tenure, title, estate charge, local authority, council tax, broadband availability and speed, and all other matters of importance before proceeding.

