



36 St. Pauls On The Green, Haywards Heath, West Sussex, RH16 3BD

Guide Price £580,000 Freehold

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Guide Price £600,000 - £625,000

What we like...

- * Exceptional, extended, open plan living/dining/kitchen space with bi-folds onto garden.
- * Fabulous location - peaceful yet close to Haywards Heath Station and town centre
- * Superb master bedroom on top floor with ensuite.
- * Low maintenance, sunny garden. Garage and Parking too.
- * Lovely outlook over central green.

Guide Price £580,000 - £600,000

The Home

If you're looking for a modern, high spec and low maintenance home in a prime central location then this beautifully presented four-bedroom semi-detached home on the popular St Pauls On The Green is sure to be of interest, ideally located in a sought-after spot just off Oathall Avenue in Haywards Heath. This is a great location for those looking to be within easy reach of both local amenities and transport links—The Broadway, Lindfield village, and a range of well-regarded schools and the mainline station are all just a short walk away.

Our client has tastefully improved the home over the years, most notably extending the ground floor to create a truly exceptional and incredibly 36ft (max) open-plan living/dining/kitchen area. Bi-folding doors open directly onto the garden allowing for excellent natural light and an effortless indoor-outdoor flow—perfect for both entertaining and day-to-day living. The large ceiling lantern baths the space with even more daylight.

The kitchen itself is sleek and stylish with gloss grey cabinets sitting under granite-effect counters. There is a Range cooker with gas hob, space for large American fridge/freezer, wine cooler, dishwasher and washing machine. The breakfast bar peninsular offers a social space to chat and is perfect for those busy mornings.

On the first floor you have three of the four bedrooms. There are two doubles and the single fourth bedroom which could make a perfect study for those who work from home. Each of these bedrooms is served by the modern family bathroom with overhead shower.

The second floor provides the second wow-factor space - a principle bedroom that offers privacy and seclusion from the rest of the house. At 21ft, there is a huge amount of space for sleeping and dressing areas and you have your own stylish ensuite shower room. There are also fitted wardrobe providing handy storage.

The home has gas fired central heating, is fully double glazed and you have access to Ultrafast fibre broadband.

Step Outside

The rear garden is all about low maintenance outside space, perfect for some al-fresco dining, especially with the sunny south-easterly aspect. Whilst laid to decking there is a pretty pergola and plenty of space for pretty pots & plants. There is gated side access that leads out to the allocated parking space and garage (see plot plan).



To the front you overlook a lovely, large central green - a really rare feature on a newer development.

Out & About

St Pauls on the Green is a secluded, quiet haven in the very heart of Haywards Heath and forms part of The Heath conservation area. The location is perfect for commuters with Haywards Heath's mainline station lying less than half a mile distant. The station is on the main London-Brighton line and boasts fast, regular services to London Bridge/Victoria (47 mins), Gatwick International Airport (15 mins) and the South Coast (20 mins).

The town centre is just a short walk and boasts an array of shops including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores, Waitrose and Sainsburys, and both are within a ten-minute walking distance of the house. The town's social centre is The Broadway, which is a ten-minute walk and offers an array of pubs, bars & restaurants including Lockhart Tavern gastropub, WOLFOX coffee roasters, La Campana Tapas, Orange Square, Pizza Express and Zizzis.

There are several highly regarded schools nearby in both state and private sectors, including Oathall Community College (5 mins walk), Ardingly College, Great Walstead Prep School, Blackthorns Primary Academy and Warden Park Primary Academy.

Surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying five miles west at Bolney/Warninglid.

The Specifics...

Title Number: WSX332689
Tenure: Freehold
Local Authority: Mid-Sussex District Council
Council Tax Band: E
Estate Charge: £300 p.a. approx
Available Broadband Speed: Ultrafast fibre is installed at the property (up to 1000mbps)
Services: Mains gas, water, drainage & electricity (none tested)

We believe this information to be correct but recommend checking information personally.

