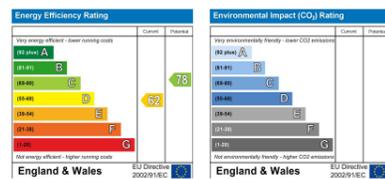


Approx. Gross Internal Floor Area 1501 sq. ft / 139.52 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



BRITISH PROPERTY AWARDS
 2022
 ★★★★★
GOLD WINNER
 PSP HOMES
 SOUTH ENGLAND
 (OVERALL)



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

Guide Price £700,000 Freehold

PSPhomes

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VIEWING BY APPOINTMENT WITH PSP HOMES
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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

What we like...

- * Beautiful red brick, bay fronted Victorian semi-detached home in central Haywards Heath.
- * Wealth of retained period character and charm throughout.
- * Fabulous ground floor accommodation with open plan kitchen/dining/family room.
- * Sunny west facing garden, driveway and garage.
- * No chain and easy walk of town centre, station and woodland.

Victorian Verve

If you're looking for Victorian elegance and period grandeur then this exceptional, red brick, semi-detached period home on Haywards Road is surely going to be of interest to you. We have over 1,500 sq ft of accommodation with three bedrooms and superb ground floor living space – all within a ten minute walk of the town centre and just twenty minutes to Haywards Heath's mainline station which will get you to central London in 45 mins and Gatwick Airport in just 10 mins.

Substantial period homes such as this are seldom available so this is an opportunity you won't want to miss.

Period Grandeur

Upon entry you are immediately struck by the grandeur on offer with a generous entrance hall and the high ceilings. Your eye is immediately drawn down the hallway where you catch a glimpse of the kitchen and you will certainly notice the wealth of retained character throughout the home including exposed floorboards, deep skirtings, high ceilings, sash windows, picture rails and panelled internal doors.

To the front you are welcomed by a wonderful sitting room which offers high ceilings, large bay window and a gorgeous fireplace.

Across the rear of the house is a truly superb open plan kitchen/dining/family space that is ready made for entertaining. The dining room has been created by an extension circa 2009 and enjoys a superb vaulted ceiling with two large skylights that allow the natural light to pour in. Bi-fold doors open to blur the division between the inside and the outside. The kitchen itself is bespoke and sympathetic to the age of the house, offering huge storage and prep space.

The former dining room is now an inviting and highly versatile snug/home office. The exposed brick fireplace is a real feature and with doors to the hall and the opening to the dining area creates fabulous flow.

Off the dining room is a separate utility room, which hides away the noisier appliances. A door then leads through to the single garage - an advantage rarely available with period homes.

There is also a ground floor cloakroom.

On the first floor you have the traditional split level landing which leads to each of the three double bedrooms. The main bedroom overlooks the front and has its own ensuite shower room. The second and third bedrooms are served by the family bathroom with eye catching roll top bath tub and period style suite.

The large loft space is ripe for conversion and there is lapsed planning permission to add a rear dormer to create a generous fourth bedroom.

The home is tastefully decorated, has gas fired central heating and access to an Ultrafast fibre broadband connection. There is also no chain meaning a swift move could be possible.



Step Outside

To the rear is a fabulous west facing garden that is bathed in afternoon/evening sunshine. The paved terrace is the ideal spot for some 'al-fresco' dining and the large expanse of level of is perfect for children to play. The old brick wall at the far end is another nod to the heritage of this period home. Gated side access leads to the front where you'll find driveway parking for a couple of cars.

Out & About

Haywards Road is an established road of Victorian and 1930s homes ideally situated to take advantage of Haywards Heath's extensive facilities. You have lovely woodland walks at the nearby Bolnore & Ashenground Woods. Shopping facilities include The Orchards Shopping Centre with a Marks & Spencer, Co-Operative and Post Office. There is a selection of coffee shops and eateries including Francisco Lounge Cafe Bar and Hart Delicatessen Country Store. The town also boasts both a Sainsbury's and Waitrose superstores, just over a mile away.

For commuters, Haywards Heath's mainline station is just under a mile distant and provides an enviable mainline service to London (Victoria/London Bridge in 47 mins, St Pancras International in 65 mins), Brighton (20 mins) and Gatwick International Airport (20 mins). By car, surrounding areas are easily accessed via the A272 to the east and A23(M), which lies five miles west at Warninglid/Bolney.

Haywards Heath is well represented in both the private and state sectors. Nearby schooling includes St. Josephs RC Primary (Ofsted: Good), St. Wilfrid's C of E Primary (Ofsted: Good), Warden Park Academy (Ofsted: Good) and Oathall Community College (Ofsted: Good) for secondary. The Broadway is the social hub of the town and provides an eclectic mix of restaurants and bars including Lockhart Gastropub, Bife Steak House and La Campana Tapas.

The Specifics

Title Number: SX151443

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

