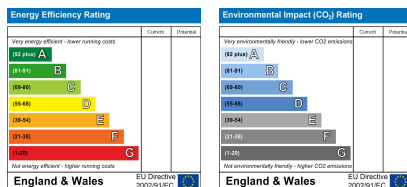
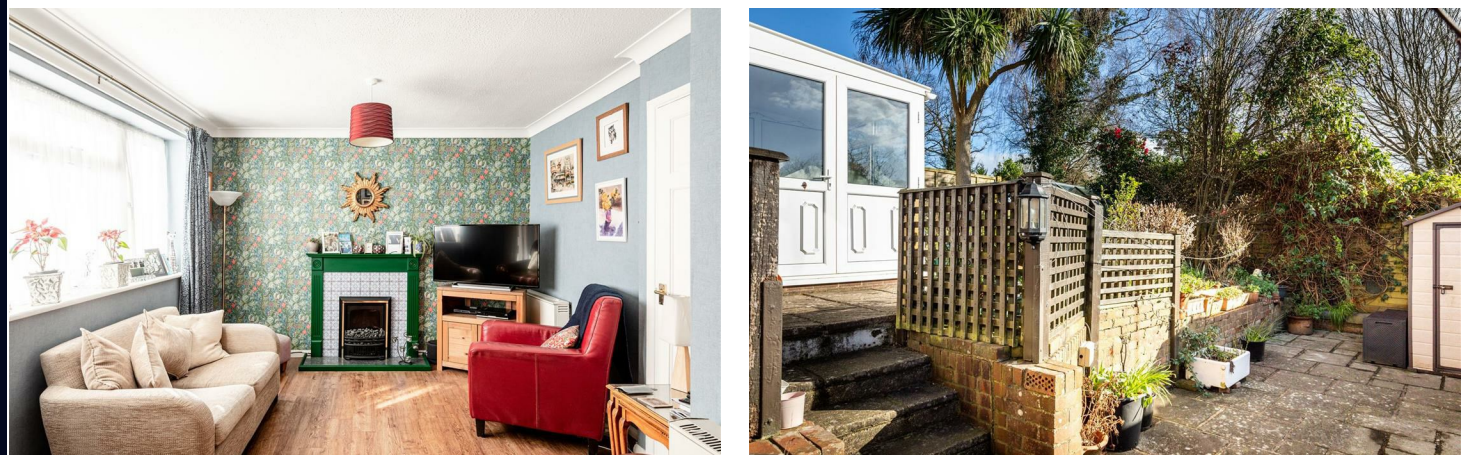


**Approx. Gross Internal Floor Area 1287 sq. ft / 119.58 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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



**52 Silver Birches, Haywards Heath, RH16 3PD**

**Guide Price £450,000 Freehold**

**PSPhomes**

Let's Get Social

 @psphomes  /psphomes [www.psphomes.co.uk](http://www.psphomes.co.uk)

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

 @psphomes

 /psphomes

[www.psphomes.co.uk](http://www.psphomes.co.uk)

**PSPhomes**

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.

52 Silver Birches, Haywards Heath, RH16 3PD

What we like...

- \* Spacious 19ft living room
- \* Four good size bedrooms and two bathrooms, great for a family
- \* Sunny south facing garden.
- \* Peaceful spot within walk of Lindfield Village High Street.

#### Welcome Home

If you're looking for a spacious four bedroom that offers family friendly accommodation, generous bedrooms and a pretty garden in a peaceful setting then this fabulous semi-detached home on Silver Birches will surely be of interest.

The accommodation is arranged over three floors and extends to 1,287 sq ft. The ground floor has three main spaces with the 19ft living room being the heart of the home, with striking William Morris wallpaper creating a feature wall and large window overlooking the garden. This room sits between the kitchen and conservatory, giving great flow to the living space.

The kitchen/breakfast room is a social space and offers plenty of prep and storage space.

The conservatory provides a pleasant space to sit and overlook the garden during the warmer months. There is also a really useful cloakroom/utility room.

On the first floor there are three of the four bedrooms. Two are great size doubles and enjoy fitted wardrobes space, whilst the other is a generous single/small double. Each bedroom is served by the modern family room.

The loft has been converted to create a really impressive master suite that offers privacy and seclusion from the rest of the house, with a generous bedroom with ensuite. There is access to eaves storage space and the room is flooded with natural light.

Further benefits include double glazed windows throughout, electric heating and access to an Ultrafast fibre broadband connection.

#### Step Outside

To the rear is a pretty and sunny south facing garden arranged over a couple of levels. The paved terrace is the perfect spot to sit and enjoy and some al-fresco dining. There is plenty of established and pretty planting and gated side access that leads back to the front where you'll find driveway parking, an area of front garden and a stunning magnolia tree.



#### Out & About

Silver Birch is a quiet close in Haywards Heath that sits off The Hollow in Lindfield. The historic village High Street (a mile distant) is home to the picture-postcard village pond and it a fifteen minute walk/two minute drive from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works and Ducks are the favourite spots to grab a flat white. Haywards Heath has a Waitrose, Sainsburys and Marks & Spencers for shopping and The Broadway offers an array of leading chain and independent restaurants, bars and pubs. For a dose of city life, the cosmopolitan Brighton & Hove is just over 14 miles distant and provides world class shopping at The Lanes.

The property falls into the catchment area for the reputable Lindfield Primary School. For secondary education the catchment is for Oathall Community College and there is a Sixth Form College on Harlands Road, Haywards Heath. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west.

#### The Specifics

Tenure: Freehold  
Title Number: WSX3287  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Broadband Speed: Ultrafast Fibre

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

