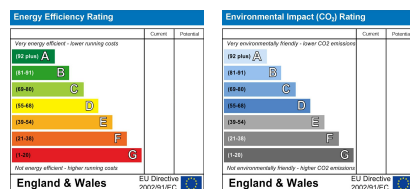


**Approx. Gross Internal Floor Area 1399 sq. ft / 130.18 sq. m (Including Outbuilding)**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**Ty-Ni Green Road, Wivelsfield Green, Haywards Heath, RH17 7QA**

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## Ty-Ni Green Road, Wivelsfield Green, Haywards Heath, RH17 7QA

What we love...

- Extended and upgraded since 2002, including a single storey rear extension and loft conversion, creating well-balanced accommodation across three floors
- Characterful home with period features including square bay windows, believed to date back in part to an 18th century village sweet shop
- Impressive kitchen/breakfast room with cream shaker units, central island, range cooker and doors opening directly onto the garden
- Beautiful south-west facing garden extending over 140ft, with Indian sandstone terrace, outbuilding with WC, workshop and direct access onto the village green
- Off-road parking for multiple vehicles, no ongoing chain, and well positioned for access to Haywards Heath, Burgess Hill and Wivelsfield stations with links to London and Brighton

### The Home...

A beautifully evolved Victorian home with earlier origins, understood to have once been a village sweet shop called "Waggers". Thoughtfully extended and upgraded by the current owners since 2002, it now offers well-balanced, versatile accommodation alongside a remarkable south-west facing garden extending beyond 140ft. Positioned in the heart of Wivelsfield Green, with direct access onto the village recreational ground, it's a home that combines character, practicality and lifestyle in equal measure. The house has been carefully adapted over time, including a single storey rear extension and loft conversion, creating a layout that works effortlessly for modern family life while retaining its period feel.

For those needing to commute, the location is particularly convenient. Haywards Heath, Burgess Hill and Wivelsfield stations are all within easy reach, providing regular services into London, whilst Brighton is easily accessible by both road and rail. The surrounding road network, including the A23, also makes onward travel straightforward.

Step inside and the proportions are immediately apparent. The reception room to the front features distinctive square bay windows, filling the space with natural light and giving it a calm, comfortable feel. The dining room sits centrally within the house and connects the ground floor beautifully. It's a well-balanced room, ideal for both everyday use and entertaining, with a natural flow through to the kitchen.

To the rear, the kitchen/breakfast room forms the hub of the home. Fitted with a range of cream shaker-style wall and base units, it combines classic styling with practicality. A central island provides both workspace and a natural gathering point, complemented by a range cooker and a full suite of appliances. The space is light, social and opens directly out to the garden, making it ideal for day-to-day living. A utility room and ground floor WC sit just off the kitchen, keeping the practical elements neatly tucked away.

Upstairs, the first floor offers two well-proportioned double bedrooms along with a family bathroom, all sensibly arranged off the landing. The top floor has been converted to create a generous principal bedroom suite with its own en-suite shower room, offering a private and peaceful retreat.

### Step Outside...

The garden is a standout feature. Extending to over 140ft and enjoying a south-westerly aspect, it captures sunlight throughout the day and into the evening. Immediately adjacent to the house is a large Indian sandstone terrace, ideal for outdoor dining and entertaining. Beyond, the garden has been lovingly maintained, with a mixture of lawn, mature trees and established hedgerow creating a natural sense of depth and privacy as you move through the space.



To the rear of the garden sits a substantial outbuilding/home office, complete with its own WC. This offers excellent flexibility for working from home or studio use, and presents clear potential to be adapted into an annexe, subject to the usual consents.

There is also a separate workshop with power and light, providing further practical space.

A particularly rare and appealing feature is the rear gate providing direct access onto the village recreational ground, extending the sense of space even further and ideal for families.

To the front, the property benefits from off-road parking for multiple vehicles, and is offered to the market with no ongoing chain.

### Village Life...

The village offers a warm and welcoming community with excellent amenities, including The Cock Inn, a popular pub and restaurant, a convenience store with Post Office services, Morrisons Daily, and the highly regarded Wivelsfield Primary School (rated Good/Outstanding by Ofsted). The village recreation ground lies just opposite the property — perfect for children and dog walkers — and residents enjoy a calendar of community events such as monthly film nights and seasonal gatherings.

For commuters, Haywards Heath lies only 2.5 miles north, providing mainline services to London Bridge/Victoria (47 minutes), Brighton (20 minutes), and Gatwick Airport (10–15 minutes). Burgess Hill is 3.5 miles west and Lewes just over 9 miles, with easy access to the A272 and A23(M) for excellent regional connections.

### The Specifics...

Tenure: Freehold  
Local Authority: Lewes District Council  
Council Tax Band: E  
Broadband Speed: Superfast Fibre  
Title Number: TBC

We believe the information to be correct but recommend intending purchasers check personally before exchange of contracts.

