



108 Penland Road, Haywards Heath, West Sussex RH16 1PH

Guide Price £1,100,000



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An ultra-modern and exceptional 4/5 bedroom detached residence, originally dating from the late 1960s, occupying a generous 0.24-acre plot within the highly desirable Penland Road area on the northern edge of Haywards Heath. Perfectly positioned, the property is within a comfortable 15-minute walk of the mainline railway station and approximately 20 minutes from the town centre, combining convenience with an exclusive residential setting.

Acquired in 2014, the current owners have comprehensively extended and refurbished the property in 2015 to an exacting standard, creating a sophisticated and versatile family home. The accommodation offers 4 well-proportioned double bedrooms (including a principal suite with en-suite), and a flexible ground floor TV room/bedroom 5 with its own en-suite. Additional living spaces include a separate reception room, study, utility room and an impressive open-plan kitchen and dining area with bifold doors out to the rear garden.

A standout feature is the detached double garage with a self-contained annexe above, finished to a high specification. The garage itself benefits from bespoke integrated storage, a sink with hot water supply, Wi-Fi connectivity, electric vehicle charging point, and a fully tiled floor. The annexe provides excellent ancillary accommodation, including a stylishly finished shower room, compact kitchen, and a combined living/sleeping area with fitted wardrobes (perfect for guests, independent living, or rental/Air BnB income potential).



The property is approached via a private driveway offering ample parking for multiple vehicles. To the rear, the beautifully maintained south-facing garden enjoys excellent sunlight throughout the day and is bordered by mature trees, affording a high degree of privacy. A generous patio terrace provides an ideal space for outdoor entertaining, complemented by a practical garden shed.

Recent enhancements include the installation of a new 'A'-rated gas boiler, full internal redecoration, professional tree works, roof and driveway cleaning, and extensive relaying of the rear patio, ensuring the property is presented in turnkey condition.

The property also benefits from 14 solar panels, generating approximately 6kW. They were installed as part of the 2015 refurbishment, with around 14 years remaining on the current tariff agreement (registered at 12p per KWH). Depending on sunshine levels, the system typically generates an annual income of between £800 and £900 from Eon.

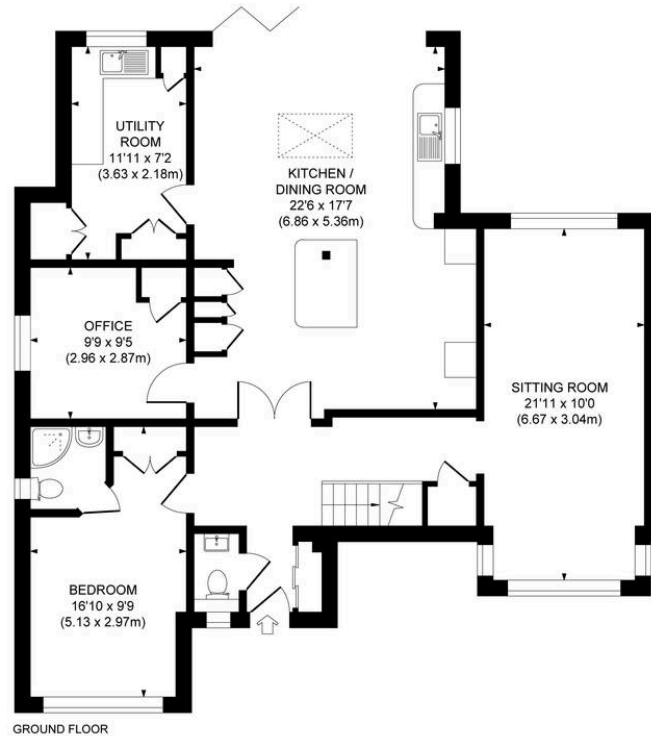
#### **Distances in approximate miles:**

Harlands Primary School 0.3, Warden Park Secondary Academy 1.4 via Blunts Wood on foot.

Railway station 0.8 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins) A23 Warninglid 5 & Maidenbower (J10A) 8



Approximate Gross Internal Area  
1,956 sq. ft / 181.73 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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