

Birch House

Lewes Road | Haywards Heath



WELCOME HOME

Welcome to Birch House – a substantial 5 bed, 5 bath detached chalet house extending to over 2,300 sq ft with an exceptional level of versatility that makes it the perfect family home.

Built in 1994, with "Freshfield" bricks & "Keymer" tiles, it sits on the prestigious Lewes Road on the eastern side of Haywards Heath, giving it great links to the town centre, the A272 and excellent schools.

The home is offered for sale in pristine order throughout and offers incoming buyers a truly blank canvas that has clearly been lovingly maintained by the current owner.





SPACIOUS VERSATILITY

Upon entry the spacious central entrance hall that leads to each of the ground floor rooms.

The inviting sitting room is access via double doors and enjoys so much natural light due to its predominantly southerly aspect whilst the fireplace provides a lovely focal point.



DINING DELIGHTS

Just over the hallway is the dining room, which overlooks the garden and has a door opening on to the patio.

This room sits adjacent to the kitchen and is connected via serving hatch.

There is potential to create a superb open plan space by removing the connecting wall, if desired.



CULINARY DELIGHTS

The kitchen/breakfast room extends to over 18ft and has a dual aspect.

There is an integrated gas hob, double oven and plenty of room for a round breakfast table.

The separate utility has a door that leads to the garden (handy after a muddy dog walk) and a second door that leads to the large integral double garage.





BATH & BED

At the other end of the ground floor you have two double bedrooms (one with en-suite shower room) and the family bathroom.

Depending upon your own requirements these rooms could easily be used as play rooms or offices.

A turned staircase rises to the first floor, which incorporates the three largest bedrooms, each with ensuite.

The master bedroom is quite superb with spacious sleeping quarters, a large walk-in wardrobe and ensuite shower room – a great principle bedroom.

The guest bedroom is another excellent double room with fitted wardrobes, ensuite bathroom and a south facing terrace that is a lovely spot for a morning coffee.

The third bedroom sits over the kitchen and extends to an impressive 18ft x 16ft, with ensuite shower room.





OUTSIDE OASIS

The house is approached via a sweeping gravelled driveway that provides parking for several cars and leads to the integral double garage with electric door.

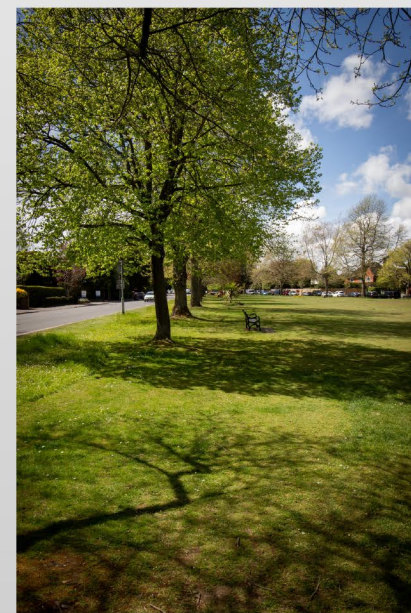
To the rear, the landscaped gardens are delightful and laid mainly to level lawn with ornamental pond. There is so much privacy and seclusion from any neighbouring homes and the patio garden provides the perfect spot for some 'al-fresco' dining with friends and family.

In its entirety, Birch House sits on 1/5 acre plot.
rage/car barn, if required (STPP).

WHERE ARE WE?

Lewes Road is one of the most prestigious addresses in Haywards Heath and Birch House sits on the very western end of the road making it very convenient indeed. There are swift vehicular links in to Haywards Heath town centre with its extensive shopping & leisure facilities and Haywards Heath station provides excellent commuter links into London (approximately 47 mins to London Bridge/Victoria), Gatwick International Airport and Brighton, making this the ideal position for commuters both nationally and internationally. The A272 provides vehicular access both East & West with the 'Haywards Heath bypass' providing access to the M23 motorway network at Warninglid/Bolney.

Shopping facilities include The Orchards Shopping Centre (with Marks & Spencer's) and both Sainsbury's and Waitrose. The villages of Lindfield, Cuckfield and Ditchling provide independent boutiques & stores whilst Brighton is approximately 15 miles distant and boasts



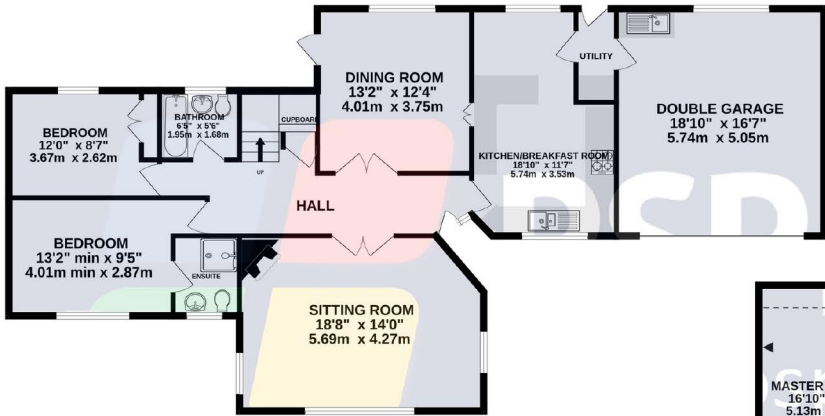
the famous 'Lanes'. 'The Broadway' provides a selection of bars & restaurants including 'Cote Brassiere', 'Café Rouge', 'Zizzi', 'Pizza Express', Lockhart Tavern, IdleWild and Orange Square.

The local area offers reputable schooling in both private & state sectors including Great Walstead Preparatory, Cumnor House, Ardingly College, Hurstpierpoint College, Burgess Hill School for Girls, Worth School and Brighton College. Haywards Heath also provides well regarded state schooling including Lindfield Primary, Blackthorns Primary, Warden Park and Oathall Community College.

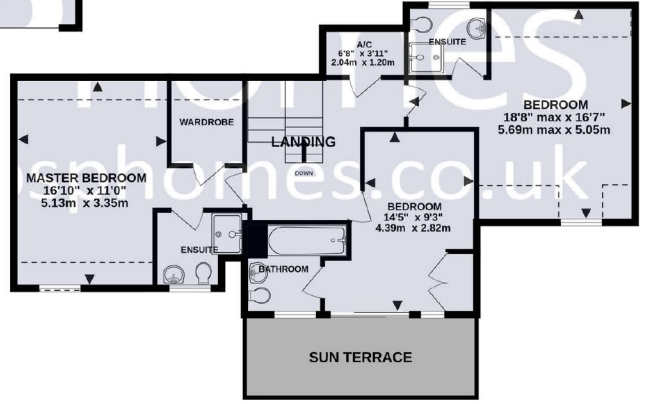
Haywards Heath is surrounded by beautiful open countryside with South Downs National Park and Ashdown National Park both providing glorious walks. Nearby Ardingly provides a reservoir for water activities and boasts the annual 'South of England Show' whilst there are also an array of golf courses including Mid Sussex, Pyecombe, Haywards Heath and East Sussex National. Nearby Botanic gardens include Borde Hill, Wakehurst Place and Nymans.

The Finer Details

GROUND FLOOR
1389 sq.ft. (129.0 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 2320 sq.ft. (215.5 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally. Made with Metropix ©2023

Tenure: Freehold
Title Number: WSX132771
Local Authority: Mid Sussex District Council
Council Tax Band: G
Conservation Area: Yes - Lewes Road, Mid Sussex
Available Broadband Speed: Superfast (80 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and suggest intending purchasers check details personally.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	11 G

TBC



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