



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**20 Weald Rise, Haywards Heath, West Sussex, RH16 4RB**

**Guide Price £784,000 Freehold**

**PSPhomes** [psphomes.co.uk](http://psphomes.co.uk) [/PSPhomes](https://www.facebook.com/PSPhomes) [@PSPhomes](https://www.instagram.com/PSPhomes)

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.

**PSPhomes**  
ESTATE AND LETTING AGENTS

[@PSPhomes](https://www.instagram.com/PSPhomes)  
[/PSPhomes](https://www.facebook.com/PSPhomes)  
[psphomes.co.uk](http://psphomes.co.uk)

## 20 Weald Rise, Haywards Heath, West Sussex, RH16 4RB

Guide Price: £800,000 - £825,000

What we like...

- \* Spacious and incredibly flexible accommodation of over 2,000 sq ft.
- \* Incredibly desirable location in sought-after close.
- \* Lovely, light and airy feel throughout.
- \* Easy walk to open countryside and Fox & Hound Pub

### The Home...

This exceptionally spacious and well-arranged detached home offers an incredible 2,048 sq ft of family friendly accommodation and enjoys a peaceful position toward the end of Weald Rise – a desirable close that lies off Fox Hill on the town's southern fringe.

Originally built in the 1960s, the proportions and layout really work for a family and you will be struck by the light, airy feel throughout. Upon entry, you're welcomed by a useful porch that provides separation from the outside and the welcoming entrance hall.

The sitting room extends to an impressive 20ft and is bathed in natural light with a large window overlooking the front. The gas feature fireplace provides a lovely focal point, particularly in the winter months and the accommodation flows through to the dining room, which in turn leads to the 24ft conservatory, making this a lovely space for entertaining. The conservatory enjoys central heating making it a lovely space to use all year round.

The kitchen itself provides plenty of storage and prep space. It includes a built in larder and some integrated appliances.

The fully fitted home office enjoys a tucked away spot off the hall, perfect for those who work from home. There is also the essential downstairs cloakroom.

On the first floor you have four brilliant double bedrooms and two bath/shower rooms. The main bedroom is quite superb, extending to 20ft with a bank of 'Hammonds' fitted wardrobes and drawer units, a small ensuite shower room and fabulous views towards the South Downs.

The second bedroom also enjoys fitted furniture and has door that leads to a galleried landing area, which then leads out on to the balcony with distant views.

The third bedroom has fitted furniture too and along with the fourth bedrooms overlook the garden.

The family bathroom has been beautifully refitted to the highest of standards by '3 Step Design' with Jacuzzi bath, separate shower and underfloor heating.



The integral garage provides a utility area, fantastic storage space and is accessed off the porch.

### Step Outside...

The rear garden is a great size, extending to 60ft x 60ft, which is laid mainly to lawn making it ideal for children to play. There are some well-established, herbaceous beds & borders adding pops of colour. There is gated access to both sides, two garden sheds and external power and water supply.

To the front, the house enjoys an imposing, elevated position. There is driveway parking for several cars that leads to the integral garage.

### The Location...

Weald Rise lies off Fox Hill, on the southern fringes of Haywards Heath, within easy walking distance of beautiful Sussex countryside, Sainsburys Local and the Fox & Hound pub. The town provides good shopping & leisure facilities including the Orchards Shopping Centre, Waitrose & Sainsburys Superstore, Dolphin Leisure Centre and The Broadway. The mainline station is two miles distant and boasts fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton (20 minutes) and Gatwick International Airport (20 minutes) while by car surrounding areas can be easily accessed via the A272 and/or A23(M) with the latter lying 6.5 miles west at Warninglid/Bolney.

### The Finer Details...

Tenure: Freehold

Title Number: SX57662

Local Authority: Mid Sussex District Council

Council Tax Band: F

Plot Size: 0.17 acres

Available Broadband Speed: Fibre - up to 900 mbps download

