



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
A	B	A	B
87	94	A	B

England & Wales EU Directive 2002/91/EC



19b Hazelgrove Road, Haywards Heath, West Sussex, RH16 3PH

Guide Price £535,000 Freehold



Let's Get Social
 @psphomes /psphomes www.psp homes.co.uk

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
 /psphomes
 www.psp homes.co.uk

19b Hazelgrove Road, Haywards Heath, West Sussex, RH16 3PH

Guide Price £535,000 - £550,000

What we like...

- * Pure central convenience, being within a literal stone's throw of the town centre.
- * Exceptionally spacious accommodation of 1,650 sq ft over three floors.
- * Contemporary high spec throughout inc quartz worktops and underfloor heating.
- * Four great size double bedrooms.
- * Remainder of 10 year new homes warranty giving total peace of mind.

Guide Price £535,000 - £550,000

The House...

This excellent semi-detached home was built in 2019 and is all about spacious accommodation and central convenience, being a literal stone's throw from Haywards Heath's town centre/reputable local schools and extending to an impressive 1650 ft, over three floors.

Upon entry you're welcomed by a central hallway. To the front is the large sitting room with 17ft x 16ft with bay window and bespoke plantation shutters.

To the rear is the superb 23ft social kitchen/diner with 'French' doors opening on the garden – great for inside-outside living and entertaining guests. The quartz worktops add a touch of class and there is an extensive range of integrated appliances including oven, hob, dishwasher, fridge/freezer and wine cooler. The separate utility hides away the washing machine and provides useful storage space. There is also a ground floor cloakroom and underfloor heating flows throughout the ground floor.

The first floor is home to the impressive master bedroom – a large double room with fitted wardrobes and a contemporary en-suite shower room. The second bedroom is also a double, again with fitted wardrobes and served by the modern family bathroom with bath and separate shower.

The second floor boasts two further double bedrooms, one with walk-in wardrobe.

Further attributes include neutral décor, a high degree of energy efficiency (EPC: 87 | B) and the remainder of a 10 year new home warranty giving total peace of mind.

Step Outside...

Outside is low maintenance with a pretty, paved garden that enjoys a westerly aspect, meaning plenty of afternoon/evening sunshine – great for a glass of something cold and a barbecue! There is pretty, well stocked flower beds.



Just beyond the garden are two allocated parking spaces accessed via a rear gate. There is also secure gated side access.

The Location...

Hazelgrove Road is located in the very heart of Haywards Heath, ideally positioned for The Orchards Shopping Centre with its Marks & Spencer's, Tesco Express, Café Nerro and a range of other High Street stores. St Joseph's Catholic Primary School is just up the road, whilst Warden Park Primary Academy and St Wilfrid's CofE Primary schools are also within walking distance. For secondary education, children in this area usually attend Oathall Community College. For commuters, Haywards Heath's mainline station is under a mile distant and provides fast, regular services to London (Victoria/London Bridge in 47 mins), Brighton and Gatwick International Airport.

The Broadway is buzzing social centre of the town, with a range of pubs, bars & restaurants including Lockhart Tavern Gastropub, Cote Brasserie, Pascals Brasserie, Roccas Italian, La Campana Tapas, Rouge, Orange Square, Pizza Express and Zizzi. WOLFOX and MINCKA provide great spots for a coffee and brunch. Waitrose and Sainsbury's superstores are also within a mile distant. By car, surrounding areas are accessed via the A272 and A23(M)

The Finer Details...

Tenure: Freehold
Title Number: WSX418326
Local Authority: Mid Sussex District Council
Council Tax Band: E
Broadband Speed: Superfast (up to 80Mbps)
Garden Aspect: West

We believe this information to be correct but recommend checking personally before exchange of contracts.

