

IPM  
Hurstmead

# Welcome Home

This is an exciting opportunity to acquire a substantial detached 1930s home designed by renowned local architect, Harold G Turner. The home sits on an enviable 1.08 acre plot on the favoured south side of the prestigious Lewes Road on the eastern side of Haywards Heath and offers huge scope for modernisation, renovation and possible development, subject to planning permission.







## Family Friendly Flexibility

Upon entry you're welcomed by a generous hallway which leads to each of the ground floor living spaces.

The sitting room has a sense of grandeur and extends to an impressive 27ft x 14ft with a dual aspect, beautiful marble open fireplace and large bay window that floods the room with natural light. This room sits adjacent to and seamlessly connects with the dining room with its attractive decorative panelling and a door that flows out to the garden.



## Heart of the home

The heart of any home is usually the kitchen and Hurstmead is now different. The open plan kitchen/dining/family room is a fabulous space for entertaining.

By adding some doors out to the garden, this could be an exceptional entertaining area.

The study is a great size too and could easily be used as a play room or separate snug.

The ground floor also offers two cloakrooms, a utility and store room.











## OFF TO BED

An impressive turned staircase leads up to the first floor landing. There are up to six first floor double bedrooms. The fifth and sixth bedrooms are accessed via the fourth bedroom and could be knocked through to create an impressive principal suite, if preferred.

There are two first floor bathrooms too.

On the second floor there are two further bedrooms and a third bathroom.

The house has mains services including gas, water, electric and drainage.

There is also access to a superfast fibre broadband connection.







# Plot & Potential

In its entirety, the plot extends to 1.08 acres and is predominantly south facing. The gardens are currently overgrown and 'lightly wooded'. By clearing the plot you could create spectacular gardens.

A driveway leads to the detached double garage and there is plenty of parking.

In our opinion, the position of the existing house and size of the plot means there is possible scope for development to the east side. However, the home does sit in the Lewes Road conservation area and, given the mature nature of the trees, it is recommended that any intending developer takes advice from an ecology expert in relation to 'Biodiversity Net Gain'.





# OUT & ABOUT

Hurstmead sits on the prestigious Lewes Road conservation area on the East side of Haywards Heath. Haywards Heaths mainline station provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Additionally, Waitrose Superstore is within easy driving distance with a café and wine bar. There are a variety of other local amenities within close proximity including The Orchards Shopping Centre, The Broadway and Lindfield village.

By road, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately five miles west at Bolney/Warninglid.

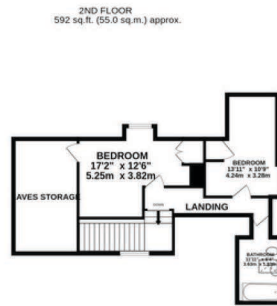
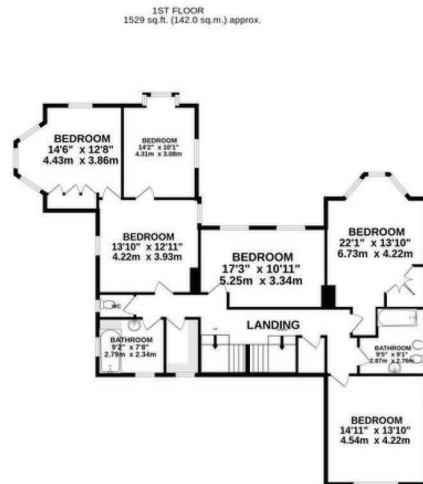
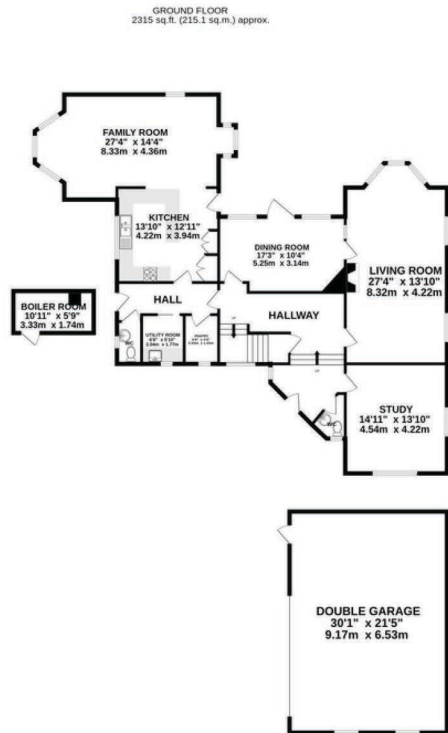


The area offers reputable schooling in both the private and state sectors including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls. In the state sector, Oathall Community College and Northlands Wood Primary and close by.





# The Finer Details



**TOTAL FLOOR AREA : 4436 sq.ft. (412.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold  
 Title Number: WSX11937  
 Local Authority: Mid Sussex District Council  
 Council Tax Band: H  
 Conservation Area: Yes - Lewes Road  
 Available Broadband Speed: Ultrafast (Up to 1,000 mbps download)  
 Services: Mains gas, water, drainage, electricity (none tested) Plot Size: 1.08 acres  
 (not verified- shown in purple below)

We believe this information to be correct but we cannot guarantee its accuracy. As such, we recommend intending buyers check details personally.







Hurstmead  
22 Lewes Road  
Haywards Heath  
RH17 7SN

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