



22

QUEENS
ROAD



EDWARDIAN ELEGANCE

If you're looking for Edwardian elegance, period grandeur and gorgeous interiors then this exceptional semi-detached period home, on the sought-after Queens Road, is surely going to be of interest to you. We have over 2,100 sq ft of accommodation over three floors. Four bedrooms, two bathrooms and superb ground floor living space – all within a two minute walk of Haywards Heath's mainline station which will get you to central London in 45 mins and Gatwick Airport in just 10.

Forming part of an enclave of Edwardian villas at the top of Queens Road is number 22 – a beautiful example of what is possible when you combine sympathetic restoration with a contemporary, high spec finish and creative extension.







PERIOD GRANDUER

Upon entry you are immediately struck by the grandeur on offer with a generous entrance hall and the high ceilings. Your eye is immediately drawn down the hallway where you catch a glimpse of the kitchen and garden beyond.

To the front you are welcomed by a wonderful through living room that extends to over 25ft. Originally the traditional sitting and dining rooms, the space can be separated by shutting the bespoke folding doors.

You'll notice those high ceilings, deep skirtings, picture rails, a large bay window with traditional sash frames and the fireplace with log burner, which creates a natural focal point – particularly on a chilly winter's evening.





THE WOW FACTOR

Across the rear of the house a breath-taking extension has created the kitchen of dreams. A stunning space that is ready made for entertaining with polished concrete floors, underfloor heating and eye catching Crittall doors that seamlessly connect the internal and external spaces.

Two cleverly positioned skylights bath the space with natural light and the southerly aspect flooded the room with sunshine throughout the day. The kitchen itself enjoys classic, shaker-style cabinetry that sits under opulent stone counters. The large island has a breakfast bar seating for seven making this space the true hub of the home.

The extension has also created a large utility room and cloakroom – both with vaulted ceilings and skylights.





BATH & BED

On the first floor you have three generous double bedrooms and a beautifully appointed family bathroom with a standalone bathtub and separate walk-in shower. There is also a nursery/study – perfect for home working.

The loft has been converted to create a sublime principle suite that gives privacy & seclusion from the rest of the house. The bedroom extends to an enormous 25ft x 17ft with a handy eaves alcove and a range of bespoke fitted wardrobes.

The ensuite wet room enjoys marble tiling, contemporary suite, underfloor heating and heated rail to keep your towels warm & fluffy.



OUTSIDE OASIS

Stepping out from the kitchen you enter a beautifully landscaped garden that is all about alfresco entertainment and low level maintenance with paved terraces and artificial lawn.

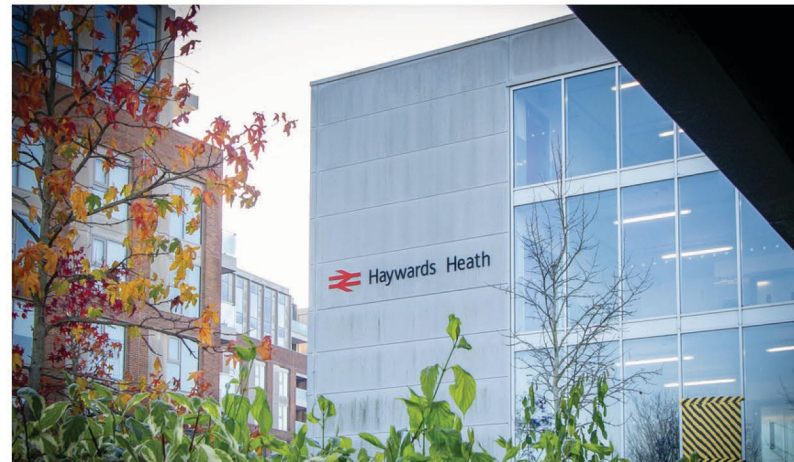
There is plenty of privacy and seclusion, with pretty planting adding depth and pops of colour. Being south facing means you are bathed in sunshine throughout the day.

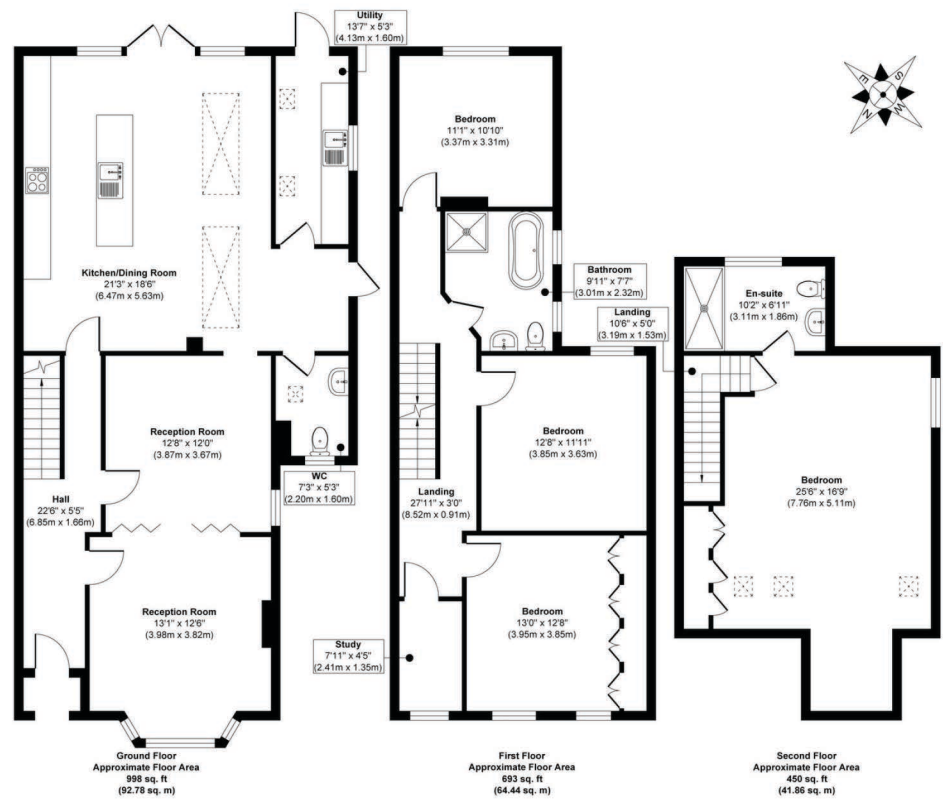
Gated side access leads to the front where you'll find driveway parking and a pretty garden.



OUT & ABOUT

Queens Road is an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heaths mainline station, which 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 walking distance with a café and wine bar. There are a variety of other local amenities within close proximity including a convenience store while Sainsburys Superstore and the Dolphin Leisure Centre are also within walking distance. 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.





Approx. Gross Internal Floor Area 2141 sq. ft / 199.08 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

THE FINER DETAILS

Tenure: Freehold
 Title Number: SX102749
 Local Authority: Mid Sussex District Council
 Council Tax Band: E
 Services: Gas fired central heating, mains drainage, mains water & electricity
 Available Broadband Speed: Ultrafast (up to 910 mbps download)

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.





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Haywards Heath
West Sussex
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