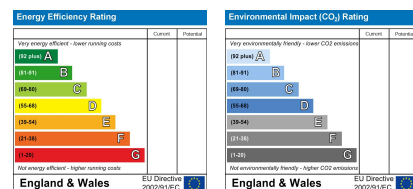


Approx. Gross Internal Floor Area 1790 sq. ft / 166.35 sq. m
 Illustration for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property




BRITISH PROPERTY AWARDS
 2022
 ★★★★★
GOLD WINNER
 PSP HOMES
 SOUTH ENGLAND
 (OVERALL)



17 Highland Road, Haywards Heath, West Sussex, RH16 4DP

Guide Price £650,000 Freehold

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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.

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17 Highland Road, Haywards Heath, West Sussex, RH16 4DP

Guide Price £650,000 - £675,000

What we like...

- * Subject of substantial and transformative extension and renovation in 2020.
- * Spacious and incredibly versatile accommodation of just under 1,800 sq ft.
- * Peaceful, secluded position and the end of a private drive but still close to town centre.
- * Contemporary finishes throughout and floods of natural light.
- * Walk of town centre, good schools and Princess Royal Hospital.

Guide Price £650,000 - £675,000

The Home

If you're looking for a detached home that offers versatility, spaciousness, peace & quiet and convenience in equal measure then look no further than this fabulous home on Highland Road.

This substantially extended home was transformed in 2020 and now offers spacious and flexible accommodation of just under 1,800 sq ft, perfectly blending contemporary style with practical family living. The heart of the home is undoubtedly the open-plan kitchen – a stunning space designed for entertaining, particularly in the summer months when the bi-folding doors open seamlessly onto the garden.

The kitchen itself is beautifully finished with sleek matt black cabinetry, copper handles, and pristine white quartz worktops, all complemented by striking herringbone flooring which has underfloor heating. There is an extensive range of integrated appliances including double oven/microwave, induction hob and dishwasher. The separate utility hides away the noisier appliances.

The ground floor layout offers incredible versatility, with up to three reception rooms. The main sitting room overlooks the rear garden and is flooded with natural light through its dual aspect. For those who work from home, the generous study is sure to appeal.

The front playroom could easily serve as a ground-floor bedroom, ideal for guests or multi-generational living.

This is a superb home, designed with modern living in mind, offering both style and substance in a wonderfully private position.

On the first floor, all of the bedrooms are well-proportioned doubles, with the main bedroom enjoying a stylish ensuite. The remaining bedrooms are served by the stylish & large family bathroom.

As part of the transformative extension, the home was rewired and has a brand new central heating system.

Step Outside...

Nestled up a private driveway, the home benefits from a peaceful and secluded setting, which is incredibly unique for a home in such a convenient central location. Outside, the garden has been thoughtfully landscaped with a level lawn and a generous paved terrace, creating the perfect space for outdoor entertaining and relaxation.



The Location

Highland Road is a peaceful close tucked off Colwell Road and Lowfield Road in the heart of Haywards Heath, conveniently located for the Princess Royal Hospital and Sainsbury's Local for those everyday essentials. Haywards Heath town centre is a mile distant and offers an extensive range of shops, banks, cafés & restaurants including the 'Orchards Shopping Centre', Marks & Spencers, Caffè Nero, Costa Coffee and Co-Operative with Post Office. The town also boasts two supermarkets in the form of Waitrose and Sainsbury's, which are both down by the station.

The Broadway is the town's buzzy social centre with an array of restaurants and bars including Cote Brasserie, Lockhart Tavern Gastropub (great for a Sunday Lunch), WOLFOX Coffee Roasters (serving great brunches), Pizza Express, Zizzi, La Campana Tapas and Pascals Brasserie.

The town's mainline station is 1.5 miles distant and provides fast and regular services to London (approximately 47 mins to London Bridge/Victoria), Brighton & Gatwick International Airport. By road these surrounding areas can be easily accessed via the A272 & A23(M) which lie to the east & west of the town. The A23 can be accessed swiftly by Haywards Heath bypass.

Haywards Heath is well-represented in both the private and state schooling sectors including Northlands Wood, St. Josephs and St Wilfred's Primary Schools, Oathall Community College (secondary), Ardingly College, Great Walstead Preparatory and Burgess Hill School For Girls.

The Specifics...

Title Number: SX158653

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Plot Size: 0.16 acres

Available Broadband Speed: Ultrafast Fibre

We believe this information to be accurate but recommend intending buyers check personally before exchange of contracts.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

