



BRITISH PROPERTY AWARDS

2022

★★★★★

GOLD WINNER

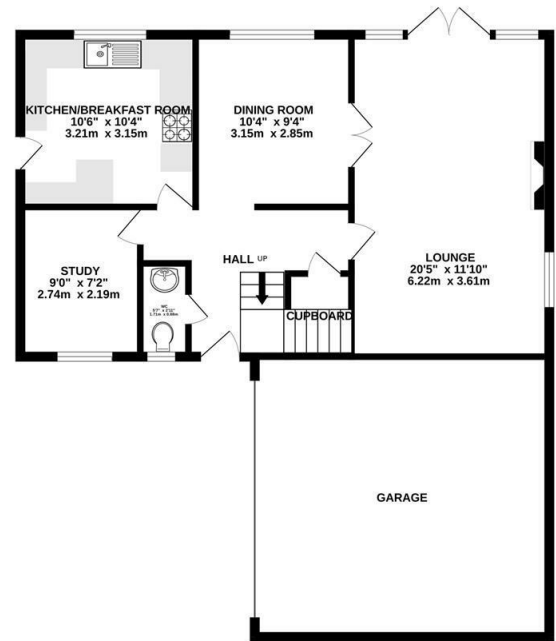
PSP HOMES SOUTH ENGLAND (OVERALL)



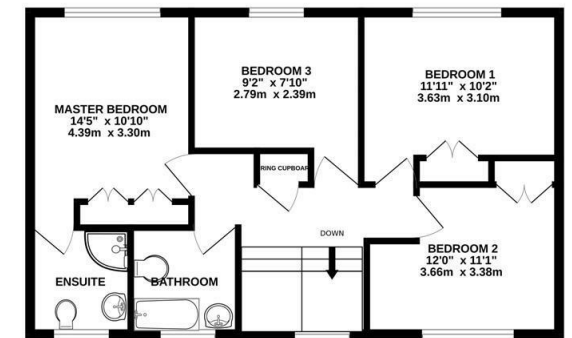
4 Sherwood Drive, Haywards Heath, West Sussex, RH16 1EW

Guide Price £725,000 Freehold

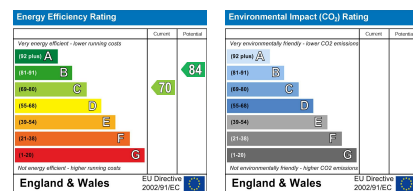
GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



AREA INCLUDES GARAGE
TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.

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4 Sherwood Drive, Haywards Heath, West Sussex, RH16 1EW

Guide Price £725,000 - £750,000

What we like...

- * Favoured west side of Haywards Heath with easy access to station and reputable schools.
- * Spacious and versatile ground floor living space.
- * Double garage that is ripe for conversion to create more living space.
- * Pretty and secluded garden

Guide Price £725,000 - £750,000

Welcome Home

If you're looking for a detached family home on the favoured west side of Haywards Heath, within walking distance of the station and in highly regarded catchment area then look no further than this fabulous home in Sherwood Drive.

The ground floor accommodation is arranged around a central hallway. The sitting room is the main reception space and extends to an impressive 20ft with a double aspect and folding doors on to the garden and beautifully restored parquet flooring. There is a separate dining room which overlooks the garden and seamlessly connects with the sitting room via glazed doors making this the ideal space for entertaining. For those who work from home, the study is sure to appeal.

The kitchen offers under cabinet LED lighting, integrated oven, gas hob & extractor, fridge and washing machine. The breakfast table comfortably seats four. There is also a ground floor cloakroom.

A turned staircase rises to the first floor which incorporates four bedrooms and two bath/shower rooms. The master bedroom enjoys fitted wardrobes and en-suite shower room, there are two further double bedrooms (both with wardrobes) and a spacious single fourth bedroom and the contemporary family bathroom.

Additional benefits include gas fired central heating and double glazing. The home is also offered for sale with no onward chain meaning a swift move is possible.

Step Outside

The rear garden is well-established, west facing and offers plenty of privacy. There is a paved terrace for 'al-fresco' dining and an area of lawn. To the front is a double garage with roller door, block paved driveway with generous parking for two cars, ample on street parking and a small manageable garden.



The Location

Sherwood sits on the highly regarded west side of town, in the extremely sought after 'Lucastes' area. It is ideally located for the mainline train station, which is an 11 minutes walk, with its fast and regular commuter services to London (approx 47 minutes to Victoria and London Bridge), Brighton is 14 minutes, and Gatwick International Airport 11 minutes.

Waitrose and Sainsbury's Superstores and the Dolphin Leisure Centre are also within walking distance. The highly respected Harlands Primary School is a short walk. whilst for secondary education, children in the area usually attend the reputable Warden Park in Cuckfield, which can be accessed easily via Blunts Wood. By car, surrounding areas are approached via the A272 or A23(M), with the latter lying approximately five miles west at Warninglid/Bolney.

The Specifics

Tenure: Freehold
Title Number: WSX1070
Local Authority: Mid Sussex District Council
Council Tax Band: F
Plot Size: 0.10 acres
Broadband Speed: Ultrafast Fibre

We believe the above information to be correct 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.

