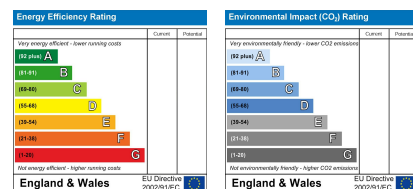


Approx. Gross Internal Floor Area 2509 sq. ft / 233.28 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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BRITISH
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GOLD WINNER

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(OVERALL)



50 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1NB

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50 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1NB

Welcome Home

This fabulous detached family home sits prominently and enjoys a delightful and incredibly sought-after location in the prestigious Blunts Wood, on the favoured west side of Haywards Heath making it ideal for the mainline station, reputable schools and open countryside.

Our clients have enjoyed nearly thirty very happy years in the home and it is now offered for sale for the first time since 1997. During their ownership the home has been greatly improved and lovingly maintained with over 2,500 sq ft of family friendly flexibility.

Upon entry you're welcomed by a central hallway which sets the tone for what lies beyond.

The impressive sitting room is a huge space that manages to maintain a cosy, inviting feel. The moment you step in, you're wrapped in natural light from the large bay window, offering serene garden views whilst the two porthole-style windows that add a distinctive character you won't find in many homes. The log burner is the focal point — perfect for those chilly evenings with a touch of modern design that subtly elevates the room. French doors open out to the garden too, connecting the inside with the out.

The sitting room opens seamlessly through to the superb dining room making this a truly impressive space that is perfect for entertaining and great for family gatherings. A beautiful picture window looks through to conservatory and the large window has a pretty vista over the garden.

The kitchen is a well-planned, light-filled space that feels calm and considered. The natural light from both the window and the overhead skylight brings a real sense of airiness, and the layout works effortlessly for day-to-day life. There's more than enough workspace for cooking, baking, or simply putting together a quick meal.

Storage has clearly been prioritised, with plenty of shaker-style cabinetry that keeps the room feeling organised and uncluttered. Everything's within easy reach, yet tucked away neatly when not in use. Integrated NEFF appliances are seamlessly built in, including a gas hob, oven, microwave, and even a warming plate — ideal for when you're hosting or just keeping things timed perfectly. There's also a waste disposal unit tucked neatly beneath the sink. The wet underfloor heating system keeps you nice toasty in the winter months.

The separate utility hides away the noisier appliances and leads into the integral garage, which as an electric door, power and huge amounts of storage space. A door also leads out to the rear making this an incredibly handy space after a muddy dog walk in nearby Blunts Wood.

The conservatory is one of those spaces that quietly becomes the favourite spot in the house. Flooded with natural light from every angle, the room is designed to feel open and calm. The large skylight overhead brings in even more daylight — a lovely contrast to the garden views that wrap around you.

For those who work from home, you have a separate study that is neatly tucked off the hall giving privacy from the rest of the house.

There is also a handy ground floor cloakroom.

On the first floor you'll find four of the five double bedrooms — great for a large family. Each of the bedrooms have fitted wardrobe space and having a separate bathroom and shower room is ideal for those busy mornings.



The loft was converted in circa 2005 and has created a truly superb principle suite across the entire second floor, offering privacy & seclusion from the rest of the house. There is plenty of built in wardrobe space and the French doors open out to the Juliet balcony which mean you can lie in bed and gaze out at the lovely wooded backdrop that sits beyond the garden. The ensuite has a walk in shower, heated towel rail and velux window which adds natural light and ventilation.

The home has gas fired central heating with boiler that is serviced annually and is fully double glazed. For those who work from home or like to stream, there is an Ultrafast fibre broadband connection. The home is fully alarmed for security and peace of mind.

Outside Oasis...

Heading outside you have the most delightful garden which has been beautifully landscaped by our clients, creating a true outside oasis.

Being west facing means you have plenty of afternoon/evening sunshine and the garden has been designed with clearly designated zones. The decked terrace is the perfect spot to sit and relax with a glass of something chilled with the gentle backdrop of the water feature. There is pretty planting and shrubbery that adds texture and pops of colour. Steps lead up to the level expanse of lawn which is great for children to play. The summerhouse has power and is a lovely spot to sit and unwind with a book or a cup of tea.

The fact the garden backs on to woodland creates a fascinating backdrop where you can see and hear plenty of birdlife.

The Location...

Blunts Wood Road is one of the most prestigious addresses in Haywards Heath lying within the sought-after west side of Haywards Heath, ideally located for the mainline train station with its fast and regular commuter services to London (approx. 47 minutes to London Bridge/Victoria), Brighton (approx. 20 minutes) and Gatwick International Airport.

The town centre boasts an array of shops including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys and both are within walking distance. If you want to walk the dog you have the 29 hectare Blunts Wood & Paiges Meadow nature reserve is almost on your doorstep. There are several highly regarded schools nearby and the house falls into the catchment area for the highly respected Harlands Primary School and Warden Park secondary in neighbouring Cuckfield. For Sixth Form, Haywards Heath College is a short walk off Harlands Road. In the private sector, there is an array of choice including Ardingly College, Hurstpierpoint College, Cumnor House, Great Walstead Preparatory and Handcross Park School.

Surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying five miles west at Bolney/Warninglid. Further afield is the cosmopolitan city of Brighton and Hove (17 miles) with the world famous 'Lanes' for shopping, Palace Pier and seafront. For walkers, South Downs National Park is also within easy reach by car.

The Specifics...

Tenure: Freehold

Title Numbers: WSX7544

Local Authority: Mid Sussex District Council

