

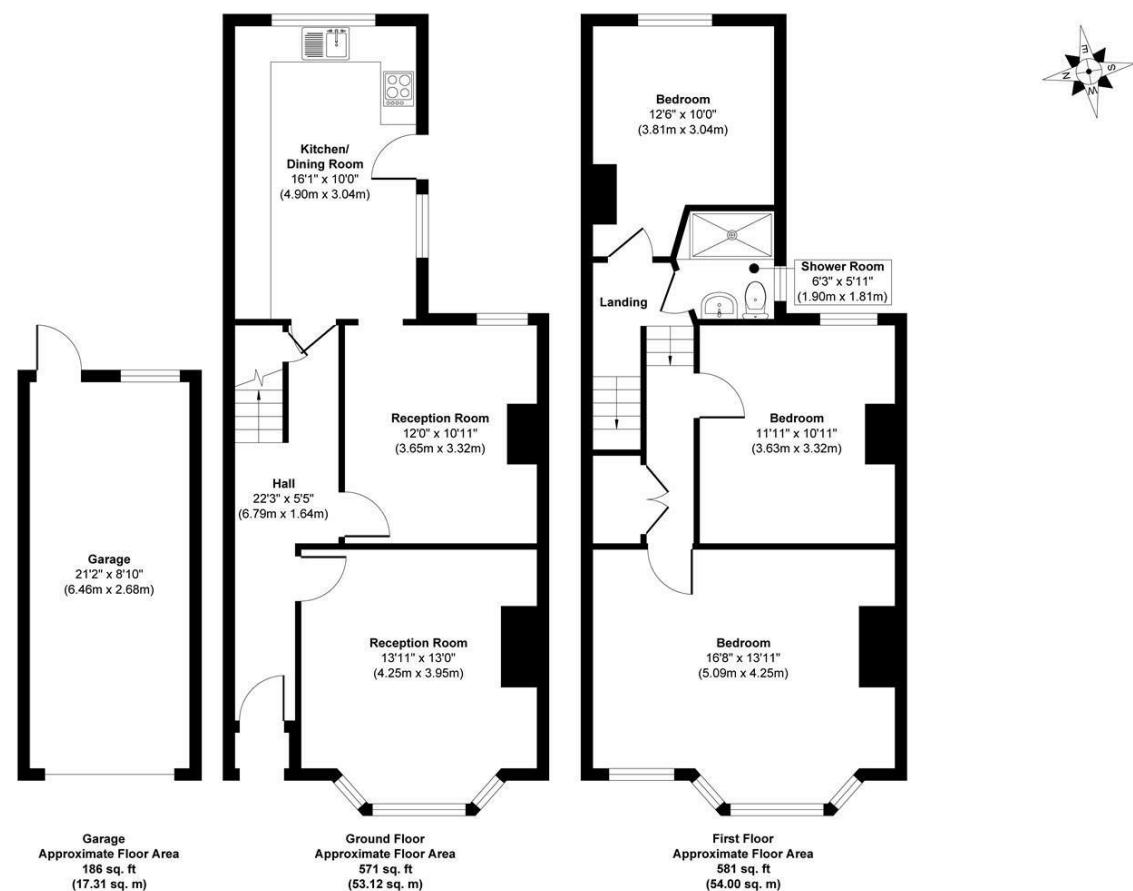


BRITISH  
PROPERTY  
AWARDS  
2022

★★★★★

GOLD WINNER

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



27 Haywards Road, Haywards Heath, RH16 4HX

Guide Price £600,000 Freehold

**PSP**homes

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VIEWING BY APPOINTMENT WITH PSP HOMES

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## 27 Haywards Road, Haywards Heath, RH16 4HX

Guide Price £600,000 - £650,000

What we like...

- \* Beautiful red brick bay fronted Victorian kerb appeal.
- \* Prime central location within easy reach of town centre, Haywards Heath Station and schools.
- \* Lovingly maintained with huge scope for modernisation and extension, if required.
- \* Plenty of retained period charm and character.
- \* No chain means a swift move is possible.

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### Welcome Home

If you love period property and like the idea of being able to put your own stamp on a home then you will surely be very taken with this beautiful, bay fronted, red brick semi-detached Victorian home on the premier Haywards Road in central Haywards Heath.

The home has been in the same family for several decades and has clearly been lovingly maintained whilst offering plenty of scope for modernisation and extension, if required.

The current layout is very traditional with a long hallway, two formal reception rooms and kitchen/breakfast room to the rear. The sitting room is an inviting room with large bay window and attractive central fireplace with log burner and cast iron surround – a natural focal point and perfect on a chilly winter's evening.

The dining room also has a central fireplace and flows seamlessly through to the kitchen/breakfast room make it an ideal space for entertaining. The window overlooks the garden and there is plenty of space for a "side return" extension to enlarge the kitchen and create a stunning open plan space.

The kitchen itself offers a huge amount of storage and granite counters. There is plenty of space for a breakfast table too and a door leads out to the garden.

On the first floor on there are three fabulous double bedrooms and a shower room. The principal bedroom is particularly impressive and extends across the entire front of the house with bay window and ornate fireplace.

The home is fully double glazed and has gas fired central heating. For those who work from home there is access to an Ultrafast broadband connection available too.

### Step Outside

Stepping outside you have a lovely, level and fully enclosed garden, perfect for children to play. There is a large paved terrace that is perfect spot for a morning coffee.

The garage provides excellent storage space and access from the front to rear of the plot. To the front is a pretty garden and driveway parking.



### Scope/Potential

As with many period homes, there is huge scope to extend, subject to planning. There is room for a side-return kitchen extension, loft conversion and/or over the garage. The home is offered for sale chain free meaning a swift move is possible.

### Out & About

Haywards Road is an established road of Victorian and 1930s homes ideally situated to take advantage of Haywards Heath's extensive facilities. You have lovely woodland walks at the nearby Bolnore & Ashenground Woods. Shopping facilities include The Orchards Shopping Centre with a Marks & Spencer, Co-Operative and Post Office. There is a selection of coffee shops. The town also boasts both a Sainsbury's and Waitrose superstores, just over a mile away.

For commuters, Haywards Heath's mainline station is just under a mile distant and provides an enviable mainline service to London (Victoria/London Bridge in 47 mins, St Pancras International in 65 mins), Brighton (20 mins) and Gatwick International Airport (20 mins). By car, surrounding areas are easily accessed via the A272 to the east and A23(M), which lies five miles west at Warninglid/Bolney.

Haywards Heath is well represented in both the private and state sectors. Nearby schooling includes St. Josephs RC Primary (Ofsted: Good), St. Wilfrid's C of E Primary (Ofsted: Good), Warden Park Academy (Ofsted: Good) and Oathall Community College (Ofsted: Good) for secondary. The Broadway is the social hub of the town and provides an eclectic mix of restaurants and bars including Lockhart Gastropub, Bife Steak House and La Campana Tapas.

### The Specifics

Title Number: WSX6992

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

