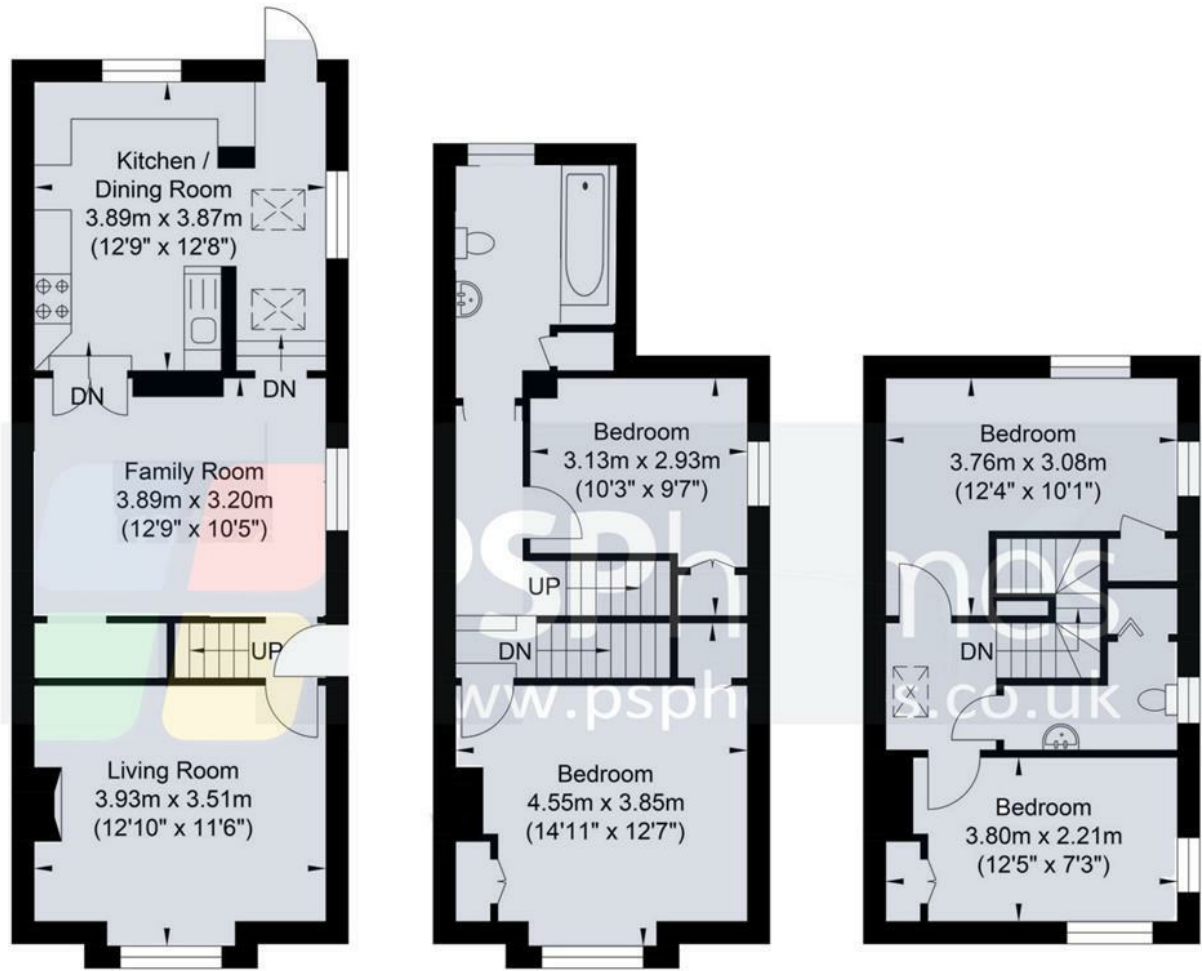


# Queens Road, Haywards Heath

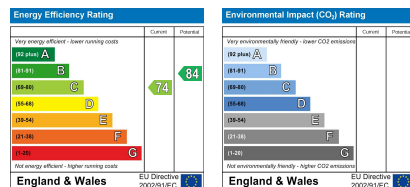


Ground Floor  
 Approximate Floor Area  
 484.59 sq ft  
 (45.02 sq m)

First Floor  
 Approximate Floor Area  
 381.36 sq ft  
 (35.43 sq m)

Second Floor  
 Approximate Floor Area  
 309.67 sq ft  
 (28.77 sq m)

Approximate Gross Internal Area = 109.22 sq m / 1175.63 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.



62 Queens Road, Haywards Heath, West Sussex, RH16 1EE

Guide Price £575,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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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62 Queens Road, Haywards Heath, West Sussex, RH16 1EE

Guide £575,000 - £600,000

What we like...

- \* Attractive red brick Victorian kerb appeal.
- \* Prime location for Haywards Heath Station making it perfect for commuting.
- \* Wealth of retained period character, coupled with modern spec and finishes.
- \* Sunny south facing garden.

Guide £575,000 - £600,000

The Home...

Guide Price £575,000 - £600,000 This fabulous, red brick Victorian semi-detached home sits on the south side of the ever popular Queens Road, located in prime location for Haywards Heath station making it perfect for a commuter requiring swift access to London, Gatwick Airport or Brighton.

The home retains a wealth of character that makes period homes so desirable and the sitting room is a treasure trove of charm with two original sash windows, eye-catching fireplace, high ceiling, picture rail and architrave. This is a lovely room to cosy up in front of the crackling open fire on a chilly winter’s evening.

Our clients extended to the rear in 2017 meaning the former dining room now offers an incredible amount of versatility. There is a large understairs cupboard that could be converted into a cloakroom, if desired.

The kitchen itself is a lovely space that is bathed in natural light. The modern extension has a fantastic vaulted ceiling with two velux skylight windows creating a voluminous feel. French doors open on to the garden – great for ‘inside-outside’ living during the summer months. There is plenty of storage and prep space and timeless, shaker-style units.

The kitchen extension was cleverly designed to maximise the flow from the dining room, making this a great space for entertaining.

On the first floor you have the main bedroom, that extends across the entire front width of the home. There is also a large single bedroom that is perfect as a home office or bedroom.

To the rear is the beautiful family bathroom which was refitted in 2023, offering the perfect combination of modernity with a sympathetic nod to the age of the home. The subway tiles are tasteful, there is an overhead power shower and large heated rail to keep the towels warm & fluffy. The boiler is neatly tucked away in the airing cupboard.

The second floor was created in 2017 when the loft was converted and offers two further double bedrooms and a cloakroom with plumbing in place to install a shower, if required.

The home has gas fired central heating and the boiler is serviced annually. There is also cavity wall insulation, the majority of the windows are double glazed (excluding the front original sashes) and there is Ultrafast broadband available.

Step Outside...

Stepping outside you have the most delightful south facing garden that enjoys sunshine throughout the day, making the patio the perfect spot for a barbecue and glass of something chilled. There is a level expanse of lawn, established hedges and outside power points.



A large garden shed provides very useful storage for garden tools, bikes etc and there is gated side access that leads to the front, where you can park a car on the newly laid driveway. There is also an EV car charge point, handy for anyone with an electric vehicle.

The Location...

Queens Road is an established residential road of mainly Victorian/Edwardian/1920-30s 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.

The Broadway is the town's buzzing social centre and boasts an array of restaurants, bars and pubs including Cote Brasserie, Pizza Express, Lockhart Tavern Gastropub (brilliant Sunday Lunches), WOLFOX Coffee Roasters (great for a brunch), Zizzi, La Campana Tapas and Pascals Brasserie. MINCKA is our favourite spot to grab a coffee and a pastry and is a short stroll away on Perrymount Road. You can also walk into the gorgeous village of Lindfield with its picture-postcard High Street.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

The Finer Details...

Title Number: SX133175  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: C  
Available Broadband Speed: Ultrafast (up to 1000 mbps)

We believe this 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 charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

