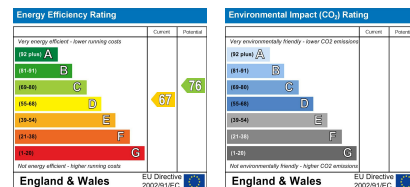


Approximate Gross Internal Area
1346 sq. ft / 125.08 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.




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



51 Queens Road, Haywards Heath, West Sussex, RH16 1EG

Guide Price £600,000 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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51 Queens Road, Haywards Heath, West Sussex, RH16 1EG

Guide Price £600,000 - £650,000

What we like...

- * Victorian home with a wealth of retained period charm.
- * Prime location for Haywards Heath's mainline station which gets you to London in under an hour.
- * 24ft social kitchen/diner with bi-folds on to the garden.
- * Four good size double bedrooms and two stylish bath/shower rooms

Guide Price £600,000 - £650,000

This attractive, red brick Victorian semi-detached home enjoys an incredibly convenient location on the sought-after Queens Road which sits in a prime spot for Haywards Heath's mainline station making it perfect for a commuter.

The home offers a wealth of character features that make these Victorian homes so popular that combines with the contemporary finishes to striking effect. When purchasing a Victorian home you expect plenty of charm and this house enjoys a plethora of period features including the cast iron open fireplace, bay window, exposed floorboards, panelled doors, picture rails, deep skirtings & high ceilings. Further modern attributes include gas fired central heating, double glazing throughout and attractive plantation shutters.

The ground floor boasts an inviting sitting room with the traditional bay window & beautiful open fireplace providing an attractive focal point. To the rear of the house is the stylish 24ft kitchen/diner which is the perfect space for entertaining. There are sleek, modern kitchen units, wooden worktops, integrated appliances and 'bi-folding' doors opening on to the garden. When fully open, these doors give a real sense of 'inside-outside' living, particular in the summer months.

Stairs rise to the first floor which incorporates two double bedrooms (one front, one rear) and a stunning family bathroom. The front bedroom is the former master bedroom and enjoys a large storage cupboard as well as bespoke fitted wardrobes. The rear bedroom is good size double, again with bespoke fitted wardrobes. The bathroom offers a contemporary, period style, 'Drench' overhead shower and stylish 'subway' tiling.

The second floor enjoys an impressive 19ft master bedroom with luxurious en-suite shower room. Bedroom four is a smaller double but could easily be used as a large walk-in wardrobe to create a stunning master suite across this entire level, if preferred.

Step Outside

The rear garden has been landscaped and provides a paved terrace for al-fresco dining and attractive lawn area, enclosed by picket fencing. There is a garden shed and pretty shrubs & plants. There is also gated side access. To the front driveway parking for two cars.



Out & About

Queens Road is an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heath's 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 Sainsbury's 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 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 Specifics

Tenure: Freehold
Title Number: WSX15357
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast (up to 910 mbps download)

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

NB - Anti Money Laundering Obligations

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.

