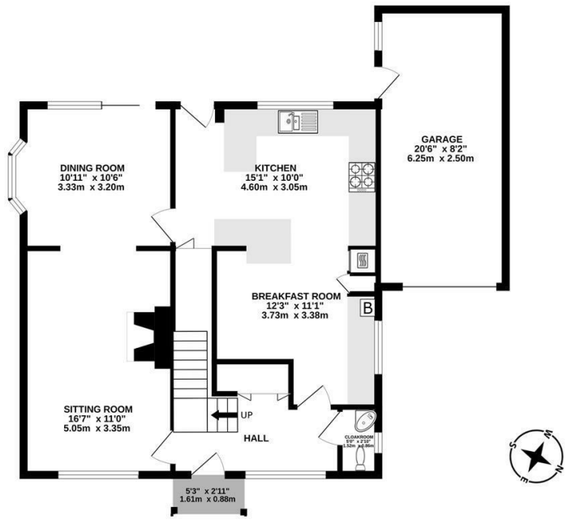
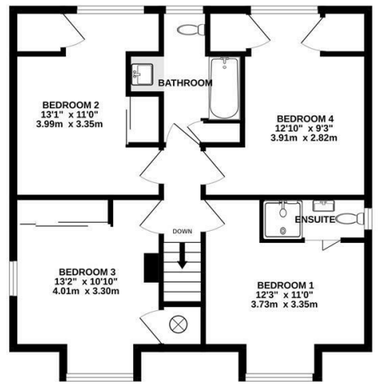
GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

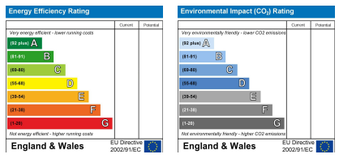


1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2025



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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.

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

Briar Cottage, 171 Western Road, Haywards Heath, West Sussex, RH16 3LH

Guide Price £600,000 Freehold

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Briar Cottage, 171 Western Road, Haywards Heath, West Sussex, RH16 3LH

What we like...

* Spacious and highly versatile accommodation.

* Beautiful west facing garden with plenty of pretty planting and level lawn.

* Convenient central location within walk of station, town centre and good schools.

* Lots of scope to extend, STPP.

* Four good size double bedrooms.

Welcome Home
'Briar Cottage' is a spacious and individual detached home situated on the popular Western Road in the heart of Haywards Heath within walking distance of the town centre, reputable local schooling and just over a mile to Haywards Heath's mainline station (20 min walk).

Our clients have recently redecorated giving a fresh feel throughout. The accommodation is well-proportioned and well-arranged, perfect for family living. The sitting room extends to 16ft, has a focal point fireplace and seamlessly connects with the dining room with attractive bay window and sliding door that opens on the garden. The kitchen/breakfast room is an impressive L-shaped space with breakfast bar and space for table & chairs. There is also a cloakroom.

On the first floor are four good sized bedrooms. There is a stylish refitted en-suite shower room to the master bedroom whilst each of the other bedrooms enjoy fitted wardrobes and are served by the equally stylish family bathroom.

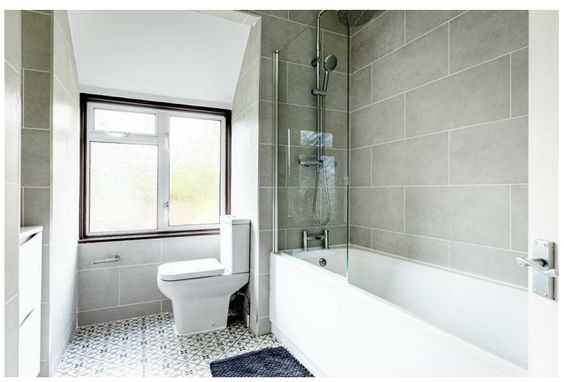
Further benefits include gas central heating and double glazing throughout. For those who work from home there is access to an Ultrafast fibre broadband.

Step Outside
The rear garden is a stunning feature and is bathed in afternoon/evening sunshine due to its westerly aspect. In total, it extends to 65ft x 50ft (approx) with a paved sun terrace that is perfect for barbecues. There are well-stocked beds & borders as well as a variety fruit trees including gorgeous pear and apple trees as well as hydrangeas, pierus, camellia and pittosporum . There is a greenhouse to the side with mature grape vine and side access. The garden is nice and level, perfect for children to play.

To the front is driveway parking for several cars which leads to the single garage.

Scope/Potential
There is, in our opinion, plenty of scope to extend/enlarge the house if required, particularly to the rear/side. Any work would be STPP.

Out & About
Western Road is a most sought after road, conveniently located within a short walk of Haywards Heath town centre with its extensive range of shops, cafés, bars and restaurants. Haywards Heath's mainline train station is approximately 1.2 miles distant and provides fast, regular services to London (Victoria/London Bridge 47 mins), Brighton (20 mins) and Gatwick International Airport (20 mins). By car, these surrounding areas can be easily accessed via the both the A23(M) to the west and A272 to the east. The property falls in a good location for St. Wilfred's primary school and Oathall Community College. Central Sussex College Haywards Heath is approximately 1.5 miles distant.

The Specifics
Tenure: Freehold
Title Number: SX126462
Local Authority: Mid Sussex District Council
Council Tax Band: E
Plot Size: 0.13 acres
Available Broadband Speed: Ultrafast Fibre

We believe this information is correct but we recommend intending buyers check personally before exchange of contracts.