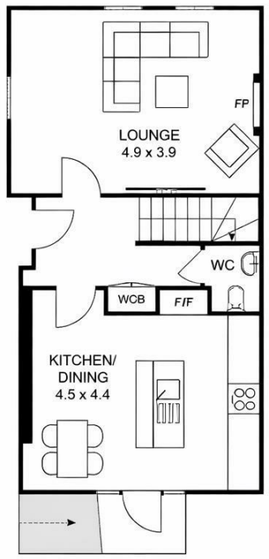
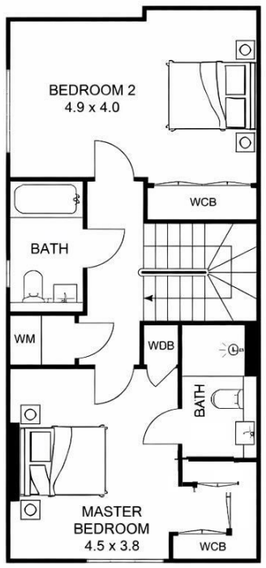
WEST LODGE 23 B

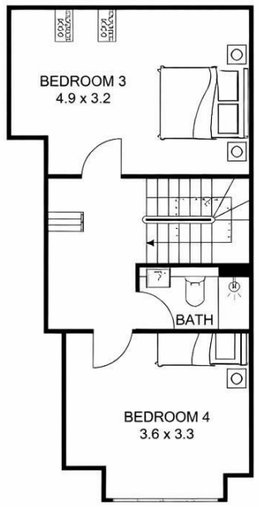


GROUND FLOOR

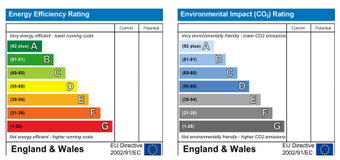


FIRST FLOOR

Approximate GIA: 1,582 sq ft / 147 m²



SECOND FLOOR



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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.

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

West Lodge, 23b Bolnore Road, Haywards Heath, RH16 4AB

Guide Price £750,000 Freehold

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West Lodge, 23b Bolnore Road, Haywards Heath, RH16 4AB

Guide Price £750,000 - £800,000

- Just a short walk to Haywards Heath mainline station – on prestigious Bolnore Road
- Completely refurbished and ready to move straight into – nothing to do but unpack
- Energy-efficient period home with upgraded insulation, new electrics and plumbing throughout
- Beautifully reimagined Victorian semi-detached conversion blending heritage with modern comfort
- Exceptional attention to detail with high-spec, designer finishes throughout
- Chain-free sale, offering the potential for a swift and stress-free move

Guide Price £750,000 - £800,000

Welcome to West Lodge...
Positioned on the highly regarded Bolnore Road, this exquisite period semi-detached conversion offers the rare combination of architectural beauty, turnkey perfection and outstanding convenience. Tucked away in a peaceful setting yet just a short walk from Haywards Heath's mainline station, town centre and excellent schools, this is a home that effortlessly balances lifestyle, location and luxury. Meticulously renovated from the ground up, this handsome Victorian villa has been stripped back to brick and completely rebuilt, delivering the feel of a brand-new home within the elegant shell of a period property. Every element has been carefully considered, with upgraded insulation throughout, entirely new plumbing and electrics, and a level of craftsmanship rarely found on the open market. Quite simply, this is one of the finest period renovations currently available.

The exterior immediately impresses, with a striking façade of red brick, decorative tile hanging and mock-Tudor detailing beneath a steeply pitched roof. Faithfully recreated casement windows flood the interiors with natural light while preserving the home's late-Victorian character and sense of stature.

Inside, classic proportions and impressive ceiling heights set the tone. The welcoming central hallway and bespoke staircase create a strong first impression, while oversized glazed doors lead through to the principal reception spaces. The elegant dual-aspect living room is bathed in natural light and framed by reinstated period features including plaster cornicing, ceiling rose and deep skirting boards. A bold black stone decorative fireplace provides a dramatic focal point, while real oak herringbone flooring adds warmth and contemporary refinement.

At the heart of the home lies a bespoke, designer-made kitchen, created by an interior designer who specialises in high-end London residences. Solid wood, in-frame shaker cabinetry with a hand-painted finish is paired with understated brass detailing and veined stone worktops that flow seamlessly into the splashback. A generous central island, full-height pantry storage, integrated appliances and a custom upholstered dining bench make this a space designed equally for everyday living and entertaining.

French doors open directly onto the garden, blurring the boundary between inside and out. Additional ground-floor conveniences include a cloakroom, coat storage, broom cupboard and access to a fully tanked cellar, ideal for storage.

The first floor offers two beautifully proportioned double bedrooms and a stunning family bathroom. The principal suite enjoys bespoke fitted wardrobes within a dedicated dressing area and a luxurious en-suite shower room. A discreet laundry cupboard houses the boiler and appliances, keeping everyday noise neatly tucked away. The second floor provides two further double bedrooms and an additional designer shower room, completing a layout that is both practical and flexible.

Step Outside...
Outside the garden is low maintenance and beautifully landscaped, ideal for al-fresco dining.

To the front is ample driveway parking for several cars.

The home is offered for sale chain free and a swift move is possible.

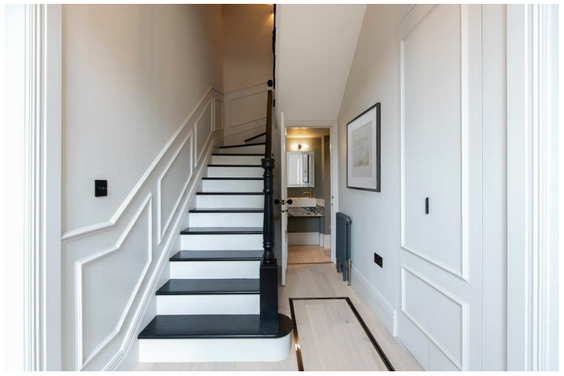
Out & About...
Location wise, it doesn't get more convenient than this. The prestigious Bolnore Road is both peaceful and incredibly handy for commuters, with Haywards Heath's mainline station being just 15 mins walk and providing fast, regular services to London (Victoria/London Bridge) in 47 mins, Gatwick Airport (11 mins) and Brighton (20 mins).

The house falls into highly regarded catchment areas at both primary and second with Harlands Primary School and Warden Park Secondary Academy in Cuckfield. In the private sector, the Mid Sussex area offers excellent choice with Ardingly College, Great Walstead, Hurstpierpoint College, Cumnor House, Burgess Hill School For Girls and Handcross Park (which feeds into Brighton College).

The bustling town centre is just a half-mile distant and provides plenty of shopping facilities at The Orchards. The Broadway is the buzzing social centre of the town with a range of restaurants, pubs and bars including Cote Brasserie, WOLFOX Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Pizza Express, Zizzi, Pascals Brasserie and Roccos Italian. Miller & Carter Steakhouse is just at the end of Bolnore Road.

The Award Winning Beech Hurst Gardens is just 100 yards walk and boasts just under six hectares of beautiful parkland with a miniature railway, playground, tennis courts and picnic areas.

By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying around 5 miles west at Bolney/Warninglid.

The Finer Details
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: TBC
Services: Mains gas, electric, water and waste

N B
The construction work behind is the new Wakehurst Hall care home. Due to be completed by summer 2026. Some of the photos have been digitally furnished for marketing purposes.