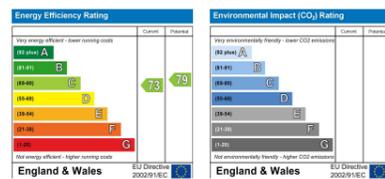


Ground Floor  
Approximate Floor Area  
443 sq. ft  
(41.17 sq. m)

First Floor  
Approximate Floor Area  
415 sq. ft  
(38.57 sq. m)

**Approx. Gross Internal Floor Area 858 sq. ft / 79.74 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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



**14 Fairbanks, Haywards Heath, RH16 3JN**

**Guide Price £400,000 Freehold**

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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.

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## 14 Fairbanks, Haywards Heath, RH16 3JN

Prime Location – Peaceful Fairbanks close, in the heart of Haywards Heath, just a short walk to the mainline station, The Broadway, and town centre amenities.

Spacious Living – Over 850 sq ft, with an open-plan sitting/dining room, parquet flooring, and doors opening onto the rear garden.

Stylish & Practical – Recently refitted kitchen plus a useful downstairs cloakroom.

Family-Friendly Layout – Two double bedrooms with built-in wardrobes, a versatile single bedroom/home office, and a modern family bathroom.

Outdoor & Parking – Private low-maintenance rear garden, shared landscaped green, and single garage in a nearby block with resident parking.

**Guide Price £400,000 - £425,000**

### The Home...

This charming Regency-style mid-terrace family home offers over 850 sq ft of well-planned living space and is superbly positioned in Fairbanks, a quiet residential close at the heart of Haywards Heath. Just a short walk from the mainline railway station, it provides excellent commuter links to both London and the South Coast, while being moments from The Broadway and the town centre with their wide array of shops, restaurants, and amenities.

The property is fronted by a beautifully landscaped green, of which this home enjoys a generous share. A small annual contribution is payable for its upkeep and the surrounding pathways.

Inside, the ground floor features a spacious open-plan sitting and dining room—ideal for both everyday living and entertaining—with glazed doors opening directly onto the rear garden. Attractive parquet flooring runs throughout, complemented by a sleek, recently refitted kitchen. A practical downstairs cloakroom adds further convenience.

Upstairs, the home offers two well-proportioned double bedrooms with built-in wardrobes, alongside a versatile single bedroom that could serve as a child's room, guest space, or home office. A modern family bathroom and a handy airing cupboard complete the first floor.

Outside, the private rear garden has been designed for low maintenance, with mature borders and a pathway leading to a single garage located in a nearby block, ideal for secure parking or additional storage. Parking is available within the close for residents, and owners also make use of the area in front of their garages for parking.



### The Location...

Fairbanks Haywards Heath enjoys a prime location at the top end of New England Road, right in the heart of Haywards Heath. Just a short walk away, you'll find the wide range of shops at The Orchards, including Marks & Spencer and Tesco Express.

For dining and socialising, The Broadway is the town's vibrant hub, offering everything from WOLFOX coffee roasters (perfect for brunch) to well-known restaurants such as Côte Brasserie, Zizzi, Pizza Express, Pascal Brasserie, Roccas Italian, La Campana Tapas, and Banana Tree Pan Asian. You'll also discover a variety of independent bars, including the award-winning Lockhart Tavern gastropub (famous for its Sunday roasts) and the popular Orange Square Bar.

Haywards Heath mainline station is close by, providing fast and frequent services to London Victoria and London Bridge (around 47 minutes), Brighton (20 minutes), and Gatwick International Airport (20 minutes).

### The Finer Details...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband Speed: Up to 910 MB download (Ultrafast)

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

