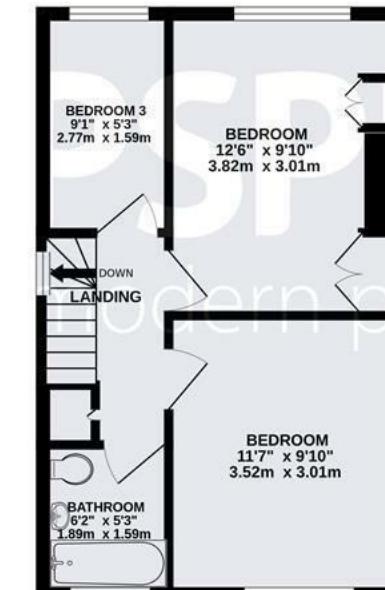


GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.

TOTAL FLOOR AREA: 871sq.ft. (80.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024

1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(91-91) B	84
(90-80) C	
(55-60) D	
(50-54) E	
(1-39) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(91-91) B	
(90-80) C	
(55-60) D	
(50-54) E	
(1-39) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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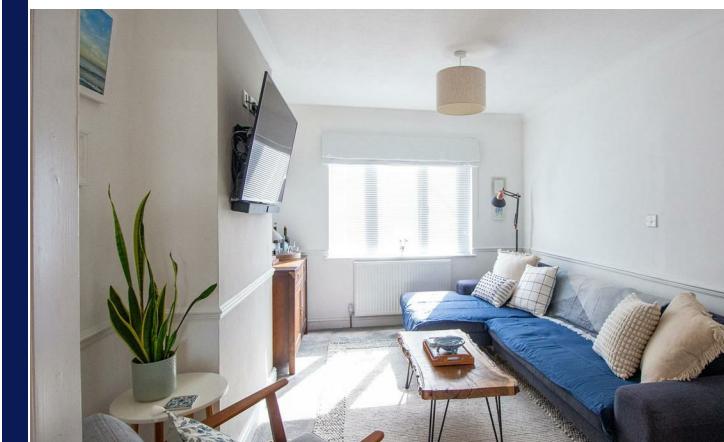
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VIEWING BY APPOINTMENT WITH PSP HOMES

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.



**28 Wivelsfield Road, Haywards Heath, West Sussex, RH16 4EW**

**Guide Price £475,000 Freehold**



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## 28 Wivelsfield Road, Haywards Heath, West Sussex, RH16 4EW

### What we like...

- \* Thirties home with gorgeous interiors and impeccable presentation.
- \* New kitchen, bathroom, electrics, heating and decoration since 2020.
- \* Open plan, free flowing accommodation.
- \* Beautiful west facing garden.
- \* Scope for extension into the loft and over the kitchen, STPP.

### The Home...

This attractive 1930s semi-detached home offers the very best of retained character coupled with a contemporary finish and gorgeous interior design – all within easy reach of Haywards Heath's town centre and good local schools

The current owners have lived here since 2020 and has transformed the house which now offers an incoming buyer a truly turnkey purchase with new central heating with separate thermostatic zones on the ground & first floor, upgraded electrics, total redecoration, new flooring, new kitchen and new bathrooms.

The ground floor living space is open plan and free-flowing – perfect for entertaining friends & family, especially with the sliding doors opening on the decked terrace.

There are two, separate but connected, sitting areas - one with a log burner stove that is perfect for a cosy winter's evening. This space flows into the kitchen/diner which extends across the rear with tasteful cabinetry, wooden worktops and integrated double oven and electric hob.

There is also a stylish understairs cloakroom.

On the first floor you have the traditional two double bedrooms (one to front, one to rear), a larger than average third bedroom and tasteful family bathroom.

The main bedroom enjoys the most delightful of leafy outlooks to the rear and has fitted wardrobes in the alcoves either side of the chimney.

At 9ft, the third bedroom is larger than you'd usually find in a thirties semi and is perfect as a study (there is hardwired internet to this room), nursery or child's bedroom.

The family bathroom has been tastefully refitted with stylish tiling and overhead shower.

### Scope/Potential...

The large loft space is fully boarded (with a ladder), providing great storage but also vast potential for conversion into a master bedroom with ensuite. There is also scope to extend over the ground floor extension to enlarge the two back bedrooms. Any work of course STPP but the neighbours have undertaken similar works.

### Step Outside...

Stepping outside, the west facing garden is a real outside oasis with unobstructed afternoon sunshine and a lovely leafy backdrop. The large decked terrace is the perfect spot for some al-fresco dining or a glass of something chilled on a summer's evening.

Steps lead down to an expanse of lawn and there is pretty planting.



A separate garden shed provides handy storage for all the garden 'odds & ends'.

The garden also has side access, external power points and an outside tap.

To the front is driveway parking for several cars.

### The Location...

Wivelsfield Road is an established residential road in southern Haywards Heath, conveniently located for the Princess Royal Hospital and Sainsburys Local for those everyday essentials. Haywards Heath town centre is just a half-mile distant and offers an extensive range of shops, banks, cafés & restaurants including the 'Orchards Shopping Centre', Marks & Spencers, Caffe Nero, Costa Coffee and WHSmiths with Post Office. The town also boasts two supermarkets in the form of Waitrose and Sainsbury's, which are both down by the station (1.2 miles distant).

The Broadway is the town's buzzy social centre with an array of restaurants and bars including Cote Brasserie, Lockhart Tavern Gastropub (great for a Sunday Lunch), WOLFOX Coffee Roasters (serving great brunches), Pizza Express, Zizzi, La Campana Tapas and Pascals Brasserie.

The town's mainline station is 1.2 miles distant and provides fast and regular services to London (approximately 47 mins to London Bridge/Victoria), Brighton & Gatwick International Airport. By road these surrounding areas can be easily accessed via the A272 & A23(M) which lie to the east & west of the town. The A23 can be accessed swiftly by Haywards Heath bypass.

Haywards Heath is well-represented with some highly regarded schools including Northlands Wood, St. Josephs and St Wilfrid's Primary Schools and Oathall Community College (secondary). The official catchment areas are Warden Park Primary Academy and Oathall Community College for secondary. Haywards Heath College provides local Sixth Form.

By car you can easily get East & West on the A272 bypass which is at the end of Wivelsfield Road. The A23(M) lies 5 miles west at Warninglid/Bolney.

### The Finer Details..

Title Number: WSX312705

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Superfast (up to 80mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally before exchange of contracts.

