



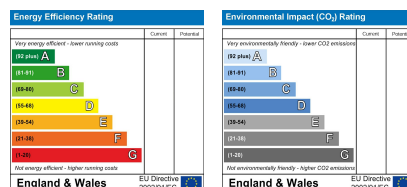
GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.

AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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5 Bruce Close, Haywards Heath, RH16 4QE

Guide Price £575,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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5 Bruce Close, Haywards Heath, RH16 4QE

What we like...

- * Fabulous open plan kitchen/dining/family room.
- * Spacious and highly flexible, family friendly accommodation.
- * Four genuine double bedrooms.
- * Garage and driveway parking.
- * Central location within walk of the station, town centre and schools.

The Home...

This superb semi-detached home offers the perfect blend of central convenience and peace & quiet. The home has been extended and now offers spacious and incredibly flexible accommodation is perfect for both family living and entertaining alike.

Upon entry you’re welcome by a central hallway and you immediately get a sense of the tasteful interiors which lay inside. To the right you have an inviting sitting room with beautiful bay window, complete with bespoke plantation shutters. The fireplace provides the natural focal point and the bespoke cabinetry fits in seamlessly.

From the sitting room, the living space flows freely into the most versatile space in the house. Currently used as play room, this could easily be an office, formal dining area or snug.

The other side of the hall is the stylish and modern kitchen which has been cleverly repositioned by our clients. This gorgeous space runs from the front to the back of the house and works really well, with sleek, handleless units sitting under contrasting counters. The breakfast bar is perfect for those busy mornings and the L-shaped, open plan nature of the layout makes it a great space for modern family life.

A door leads out to the garden and there is a modern cloakroom too,

On the first floor there are four really well proportioned double bedrooms and two bath/shower rooms.

The principal bedroom has fitted wardrobes and its own stylish ensuite shower room. The second, third and fourth bedrooms are served by the family bathroom and separate cloakroom.

The home has gas fired central heating, is fully double glazed and there is an Ultrafast fibre broadband connection – perfect for those who work from home or love to stream.

Heading outside, the garden offers plenty of privacy and seclusion. The paved terrace is the perfect spot for some al-fresco dining and the lawn is ideal for children to play.

A great feature is the summerhouse, which has power & lighting making it ideal for anyone who works from home.



To the front is driveway parking and there is a detached single garage, with further parking space, just opposite.

The Location...

Bruce Close is a quiet cul-de-sac that lies off Edward Road, just south of Haywards Heath's town centre with its extensive range of shopping facilities offered by the Orchards Shopping Centre including Marks & Spencer, Hart Country Stores Farm Shop and a selection of coffee shop. The Broadway is the social centre of the town and is also within easy reach offering an extensive range of restaurants, bars and cafés including WOLFOX coffee roasters (great for a brunch) and Lockhart Tavern gastropub.

Haywards Heath's mainline train station is 1.1 miles distant and provides fast and regular services to London (London Bridge/Victoria approximately 47 minutes), Brighton & Gatwick International Airport. These surrounding areas can be accessed via the A272 and/or A23(M) with the latter lying roughly 5 miles west of the town at Warninglid/Bolney respectively.

The area offers a selection of well regarding primary and secondary schools and Central Sussex College for sixth form. Nearby Primary Schools include St. Wilfred's and St. Joseph's RC whilst for secondary education children usually attend Oathall Community College or Warden Park Secondary Academy.

The Specifics

Title Number: SX51321
Tenure: Freehold
Local Authority: Mid Sussex District Council T: 01444 458166
Council Tax Band: E
Broadband Speed: Ultrafast Fibre

We believe the above information to be correct but recommend intending buyers check personally.

