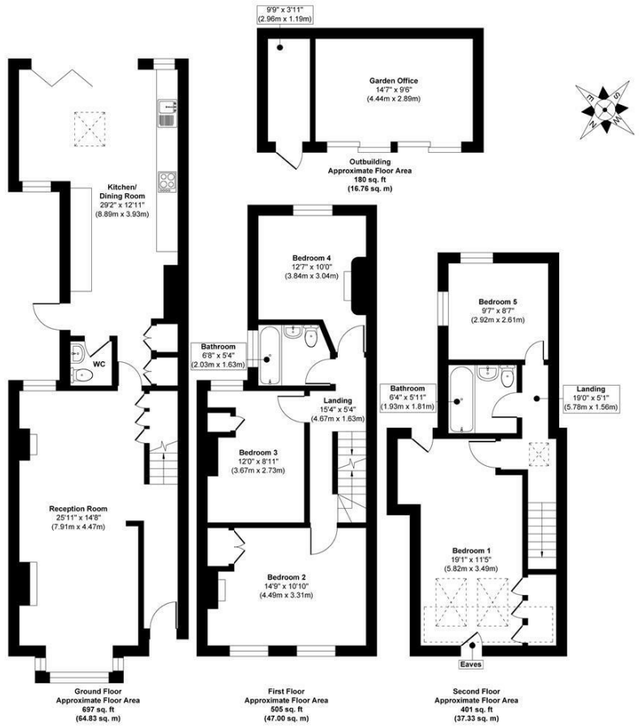
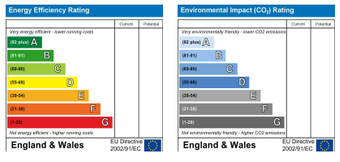


Approx. Gross Internal Floor Area 1783 sq. ft / 165.92 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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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.

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5 Things We Love...

Lifestyle Kitchen – The stunning open-plan kitchen/dining room is the true heart of the home, with rooflights, bi-fold doors and a seamless connection to the south-facing garden, making it perfect for entertaining and everyday family life.

Character Meets Contemporary – Beautiful Victorian features including high ceilings, bay windows and original fireplaces blend effortlessly with stylish modern finishes, creating a home that's full of charm without compromising on comfort.

Space to Grow – With five bedrooms, two bathrooms and almost 1,800 sq ft (including the garden studio), there's flexibility for growing families, guests and working from home.

Garden Studio – The fully insulated and powered garden office is a real asset, offering the ideal space for home working, a gym, creative studio or hobbies, separate from the main house.

Walk-Everywhere Location – Set on one of Haywards Heath's most sought-after Victorian roads, just a short walk from the mainline station, excellent schools, parks and the town centre, it perfectly combines convenience with an exceptional family lifestyle.

Behind the handsome bay-fronted Victorian façade lies a beautifully finished family home that perfectly balances timeless period character with contemporary open-plan living. Set across three floors and extending to almost 1,800 sq ft (including the garden office), this is a home designed for modern family life, entertaining and home working, all within an easy walk of Haywards Heath station.

The House...

From the moment you step inside, there's an immediate sense of space and character. The elegant through reception room stretches across the front of the house, with high ceilings, a beautiful bay window flooding the room with natural light and two original fireplaces adding warmth and personality. A cosy log-burning stove creates the perfect focal point for winter evenings, while the open layout naturally creates separate sitting and family areas without compromising the feeling of connection.

To the rear, the house opens into a superb kitchen/dining room that is undoubtedly the social heart of the home. Extended and thoughtfully designed, this impressive space combines sleek contemporary cabinetry with extensive worktops, integrated appliances and generous storage. Rooflights and full-width bi-folding doors fill the room with sunlight, creating a seamless connection to the garden and making summer entertaining effortless. Whether it's family breakfasts, dinner parties or children spilling out onto the lawn, this is a room that adapts beautifully to every stage of the day.

A downstairs cloakroom and useful built-in storage complete the ground floor.

The first floor offers three generous bedrooms, all retaining the proportions expected of a Victorian home. The guest bedroom spans the full width of the front of the property, enjoying two large sash windows, an attractive cast iron fireplace and bespoke fitted wardrobes. A stylish, recently updated family bathroom serves this floor.

On the second floor, the loft conversion provides an excellent principal suite. The impressive 19ft bedroom benefits from fitted wardrobes, twin rooflights and excellent Juliet balcony, while the fifth bedroom is ideal as a nursery, dressing room or home office. A second contemporary bathroom completes the accommodation, providing excellent flexibility for growing families.

Throughout, the house has been exceptionally well maintained and tastefully updated, allowing a purchaser to move straight in and enjoy everything it has to offer. The blend of retained Victorian features, quality modern finishes and carefully considered improvements creates a home that feels both elegant and entirely practical.

Step Outside...

The rear garden has been designed for easy maintenance and maximum enjoyment. A generous paved terrace sits directly outside the bi-fold doors, creating a natural extension of the kitchen for outdoor dining and summer entertaining, before giving way to a level lawn framed by mature planting.

A real standout feature is the substantial detached garden studio. Fully insulated and fitted with power, lighting and heating, it offers outstanding versatility as a home office, gym, creative studio or games room, with additional secure storage incorporated within the building.

To the front, the property enjoys attractive kerb appeal with its classic red-brick elevations and bay windows, while a block-paved driveway provides off-road parking.

Altogether, this is a rare opportunity to purchase a fully renovated Victorian family home that effortlessly combines character, lifestyle and practicality in one of Haywards Heath's most sought-after residential locations.

The Location...

Queens Road has long been one of Haywards Heath's most desirable Victorian addresses, loved for its attractive period homes, tree-lined setting and exceptional convenience. Number 40 enjoys an enviable position on the south side of the road, placing it within a comfortable stroll of the town's mainline railway station, making it an ideal choice for commuters travelling to London, Brighton or Gatwick.

For families, the location is equally appealing. The property falls within the catchment area for the highly regarded Blackthorns Community Primary Academy, whilst a wide choice of excellent state and independent schools are all within easy reach, including Oathall Community College, Ardingly College and Great Walstead School. Haywards Heath has evolved into one of Sussex's most sought-after commuter towns, combining excellent transport links with an outstanding lifestyle. The town centre offers an excellent mix of independent cafés, restaurants, supermarkets and everyday shopping, while nearby Waitrose, Sainsbury's and The Orchards Shopping Centre cater for daily essentials. The Broadway has become a popular destination for coffee, brunch and evening dining, creating a vibrant social scene just minutes from home. For those who enjoy the outdoors, there is an abundance of green space nearby. Victoria Park, Clair Park and the picturesque village of Lindfield are all within walking distance, while the stunning South Downs National Park and Ashdown Forest are both within easy driving distance for weekend adventures. Despite its peaceful residential feel, this location offers outstanding connectivity. Haywards Heath railway station provides regular direct services to London Victoria, London Bridge, Brighton and Gatwick Airport, making it one of the area's most convenient commuter hubs. Road connections are equally impressive, with the A23/M23 providing straightforward access to London, Brighton and the south coast. Haywards Heath Railway Station

It is this rare combination of period surroundings, outstanding convenience, excellent schools and a genuine community atmosphere that continues to make Queens Road one of Haywards Heath's most consistently popular locations.

Information...

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
EPC Rating: To be confirmed (please insert rating once available)
Services: Mains electricity, gas, water and drainage. Gas-fired central heating.
Broadband: Ultrafast broadband is available in the area (subject to purchaser's choice of provider and package).
Mobile Coverage: Good coverage is available from the major UK mobile network providers (buyers should make their own enquiries).
Parking: Private block-paved driveway providing off-road parking.
Garden: South-facing rear garden with a fully insulated garden studio/home office complete with power, lighting and heating.
Construction: Traditional brick-built Victorian semi-detached house with a later ground floor extension and loft conversion.
Service Charge: None payable. The property is situated on an adopted public road, meaning there are no private estate management or service charges.
Road Adoption: Queens Road is an adopted highway maintained at public expense by the local authority.
Fixtures & Fittings: Only those items specifically mentioned within these particulars are included in the sale. Any others may be available by separate negotiation.

We believe this information to be correct at the time of publication. However, prospective purchasers should rely upon their own enquiries and the results of their survey and legal investigations.