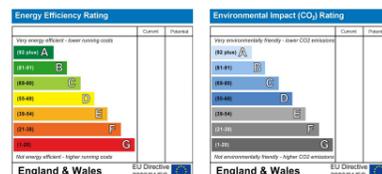


**Approx. Gross Internal Floor Area 1516 sq. ft / 140.93 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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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.



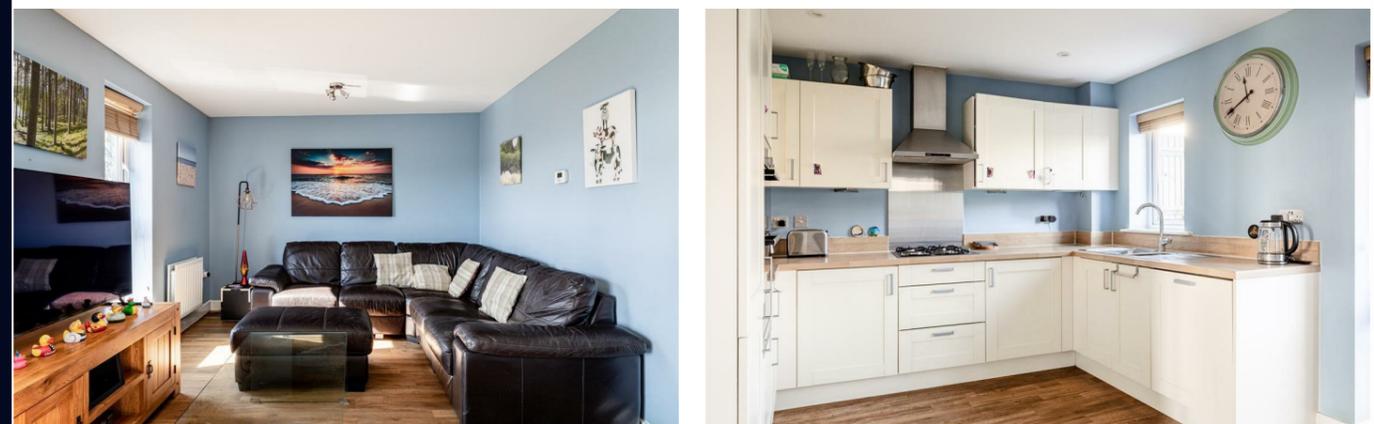
BRITISH  
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AWARDS

2022



GOLD WINNER

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



**24 Hawkins Road, Haywards Heath, RH17 7BY**

**Guide Price £450,000 - £475,000 Freehold**

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24 Hawkins Road, Haywards Heath, RH17 7BY

### What we love...

- Well-proportioned 3 bedroom home arranged over three floors
- Stunning views across to the South Downs from the front
- Bright kitchen/dining room with doors opening onto the rear garden
- Garage with excellent potential for conversion into a home office or gym
- Driveway parking plus additional visitor parking nearby

**Guide Price £450,000 - £475,000**

### Welcome Home...

There is a huge amount to like about this smart, modern home, ideally positioned within a well-regarded development on the edge of town with easy access to nearby amenities, transport links and open countryside walks, not least the generous proportions, versatile layout and the quality of natural light that flows throughout.

Arranged over three floors, the design feels both practical and sociable. The first floor forms the heart of the home, where a spacious kitchen/dining room spans the rear. The kitchen is fitted with a comprehensive range of shaker-style units and a plethora of integrated appliances, creating a space that is both practical and stylish. The dining area is particularly impressive, with large floor-to-ceiling French doors opening directly onto the rear garden, allowing natural light to pour in and creating a seamless connection between inside and out.

To the front, the reception room is a superbly proportioned space, enjoying an elevated position with stunning views stretching across to the South Downs, a real standout feature of the home.

Upstairs, the bedroom layout is well balanced. The principal bedroom enjoys excellent proportions along with a modern en-suite, while two further bedrooms are served by a well-appointed family bathroom. The front-facing rooms in particular benefit from the elevated position, again capturing those far-reaching South Downs views.

The ground floor adds an extra layer of flexibility, with a large garage and adjoining utility space. This presents an excellent opportunity for conversion into a home gym, office or additional living space, subject to the usual consents, ideal for modern working or growing families.

Further benefits include gas central heating, double glazing, ultrafast fibre broadband and the reassurance of a modern build with strong energy efficiency.

### Step Outside...

The rear garden has been thoughtfully arranged to create a space that is both practical and enjoyable throughout the seasons. A generous patio sits directly off the house, providing the perfect setting for outdoor dining and entertaining, while the remainder is laid to lawn, offering plenty of space for children or pets. The garden feels nicely enclosed and private, with a good sense of proportion that is often hard to find with modern homes. To the front, there is driveway parking in addition to the garage, along with plentiful visitor parking nearby, a real advantage for guests and day-to-day convenience.



### The Lifestyle...

This is a home that offers more than just square footage. With flexible accommodation, strong natural light and those standout South Downs views, it's perfectly suited to buyers looking for a modern home that can adapt with them, whether that's working from home, growing into the space, or simply enjoying a quieter setting on the edge of town.

### The Location...

Hawkins Road sits of the southern fringes of Haywards Heath, in a prime location for the Princess Royal Hospital, located on a popular development off the A272, which provides swift communication links to both the East (A272) and West (A23/M23) of the town. Sainsburys Local provides immediate shopping facilities whilst Haywards Heath's town centre is just over a mile distant and offers more extensive facilities including Orchards Shopping Centre, Marks & Spencer and Victoria Park. The 'social hub' of the town is The Broadway which boasts a range of bars & restaurants including Gravlax Coffee Shop, Zizzi, Pizza Express and Lockhart Gastropub.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast.

### The Specifics...

Tenure: Freehold

Title Number: WSX371759

Estate Charge: £300 p.a. (approx) which contributes towards upkeep of the 'communal' areas of the development.

Local Authority: Mid Sussex District Council

Council Tax Band: D

We believe this information to be correct but we recommend intending purchasers check details personally before exchange.

