



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(A2 plus) A	
(B1-B1) B	
(C2-C3) C	
(D2-D4) D	
(E2-E4) E	
(F1-F3) F	
(G1-G3) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(A2 plus) A	
(B1-B1) B	
(C2-C3) C	
(D2-D4) D	
(E2-E4) E	
(F1-F3) F	
(G1-G3) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



9 Keymer End, Ashenground Road, Haywards Heath, W. Sussex, RH16 4PX

Guide Price £425,000 Freehold

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What we like...

- * Superb vaulted ceilings on the first floor create a real sense of space.
- * Large open plan kitchen/diner that is perfect for entertaining.
- * Stunning bathroom with roll-top bathtub.
- * Sunny south facing garden.
- * Convenient location for the town centre, station, schools and woodland. No chain.

Welcome Home...

Welcome to 9 Keymer End, an extended mid-century end-terrace home occupying an incredibly convenient location and boasting some interesting features that you would not find in most homes of this age.

As you approach the front door you'll notice the house is incredibly well-screened by the pretty and leafy front garden. Upon entry, the central entrance hall leads to the inviting sitting room that is flooded with natural light with a lovely dual aspect. The open plan kitchen/diner is a fabulous sized, L-shaped space that is perfect for entertaining, with doors opening on to the garden. The kitchen itself offers so much storage and prep space as well as a selection of integrated appliances including a double oven, gas hob and fridge/freezer.

The ground floor also has a very useful understairs cupboard and the essential ground floor cloakroom.

A turned staircase leads upstairs, where you will be immediately struck by the superb vaulted ceiling that creates a real sense of volume and allows the daylight to flow in. The main bedroom overlooks the rear and is a great size double room, again with vaulted ceiling, and full-width fitted wardrobes. The second bedroom is a double, again with fitted wardrobes whilst the third bedroom is a good size single room.

Each bedroom is served by the beautiful family bathroom – a contemporary, fully tiled room with standalone roll top bathtub and heated towel rail.

The house is heated via a gas fired boiler and the double glazed windows were installed as recently as 2018.

Scope/Potential...

In our opinion, there is plenty of scope to extend over the ground floor side extension to enlarge the first floor, if required. Any work is of course subject to planning permission.

Step Outside...

The rear garden is bathed in sunshine throughout the day due to its southerly aspect. The paved terrace is a lovely spot for a glass of vino and some 'al-fresco' dining. The position on the end means the garden is "wedged" in shape and wraps around two sides. There is gated side access.



To the rear is a single garage in block and the nine homes in Keymer End are responsible for the upkeep of the driveway.

The Location...

Keymer End is an enclave of just nine homes on Ashenground Road ideally located just south of Victoria Park in central Haywards Heath. The town centre is a 5-7 minute walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's, Costa Coffee & Café Nero. For further restaurants & bars, The Broadway is the town's social centre and just over a half-mile distant offering WOLFOX coffee roasters (great for a brunch), Cote Brasserie, Zizzi, Pizza Express, Pascal Brasserie, Roccos Italian, La Campana Tapas and Café Rouge and a range of other independent bars including Lockhart Tavern Gastropub and the longstanding Orange Square. Haywards Heath's mainline station provides fast & regular commuter services to London (Victoria/London Bridge in 47mins), Brighton (20 mins) and Gatwick International Airport (20 mins).

The local area is well represented in both public & state schools including Great Walstead Preparatory, Ardingly College, Burgess Hill School for Girls and Cumnor House. Nearby, state schools include St. Wilfred's C of E, St. Josephs Catholic School, Oathall Community College and Warden Park. Ashenground Woods is just a couple of minutes walk and is a great spot for walking the dog.

The Finer Details...

Tenure: Freehold
Title Number: SX66529
Local Authority: Mid Sussex District
Council Tax Band: D
Broadband Speed: Up to Superfast (58 mbps download)

We believe this information to be correct but recommend intending buyers check details personally.

