



42 St. Pauls On The Green, Haywards Heath, RH16 3BD

£3,000 Per Calendar Month



VIEWING BY APPOINTMENT WITH PSP HOMES
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- A modern stylish detached house
- Contemporary high specification throughout
- Open plan kitchen/dining room
- Three bath/shower rooms
- Driveway parking & garage
- Unfurnished
- Available from the 1st September 2025
- Five sizeable bedrooms

The House...

This excellent, detached family home is spacious and well-arranged, spread over three floors and perfect for family life. Upon entry you are welcomed by a central hallway leading you through to the living room and a separate dining/study room. The spacious dual aspect kitchen/breakfast room is a light airy room with a range of integrated appliances with a separate utility provides rear access. The kitchen also leads into a spacious conservatory.

There is also a separate cloakroom.

On the first floor there is a double bedroom with fitted wardrobes, 2 further bedrooms a full sized family bathroom and a modern en-suite shower room.

On the second floor you are welcomed with a stunning master bedroom with modern fitted wardrobes and a superb en suite shower room. There is also a large fifth bedroom with plenty of storage.

Outside...

To the front, the property is approached over a paved path. A driveway provides parking for 2 cars along with access to the attached garage.

To the rear, a stunning landscaped garden with a paved patio & established selection of specimen trees border the perimeter of the garden. There is also a summerhouse with power.

Location

St Pauls on the Green is a secluded, quiet haven in the very heart of Haywards Heath and forms part of The Heath conservation area. The location is perfect for commuters with Haywards Heath’s mainline station lying less than half a mile distant. The station is on the main London-Brighton line and boasts fast, regular services to London Bridge/Victoria (47 mins), Gatwick International Airport (15 mins) and the South Coast (20 mins).



The town centre is just a short walk and boasts an array of shops including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores, Waitrose and Sainsburys, and both are within a ten-minute walking distance of the house. The town's social centre is The Broadway, which is a ten-minute walk and offers an array of pubs, bars & restaurants including Lockhart Tavern gastropub, Grape & Grain, La Campana Tapas, Orange Square, Pizza Express and Zizzis.

There are several highly regarded schools nearby in both state and private sectors, including Oathall Community College (5 mins walk), Ardingly College, Great Walstead Prep School, Blackthorns Primary Academy and Warden Park Primary Academy.

Surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying five miles west at Bolney/Warninglid.

Council Tax Band G; £3894.33 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Fees:

Holding deposit - one weeks rent - £692.30

Deposit - five weeks rent - £3461.53

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws form the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

