



Approx. Gross Internal Floor Area 786 sq. ft / 73.09 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC




**BRITISH
PROPERTY
AWARDS**
2022
★★★★★
GOLD WINNER
PSP HOMES
SOUTH ENGLAND
(OVERALL)



5 Swainsthorpe Close, Haywards Heath, RH16 3LA

Guide Price £375,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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 Swainsthorpe Close, Haywards Heath, RH16 3LA

What we like...

- * Peaceful, tucked away but highly convenient location in heart of Haywards Heath.
- * Extended ground floor providing larger living space.
- * Sunny west facing garden.
- * Modern order and ready for immediate occupation.
- * No chain means a swift move is possible

Welcome Home

If you're looking for to be close to Haywards Heath town centre but want a peaceful, tucked away position and a home that is ready to move straight into then you will surely be interested in this super end-terrace home in Swainsthorpe Close, within "The Priory" area of central Haywards Heath.

The home is offered in excellent order and the ground floor accommodation has been extended to provide a kitchen that is twice the size of the original layout. The heart of the home is, without doubt, the 22ft sitting/dining room, which flows freely into the conservatory, which provides handy extra living space, with a pleasing outlook over the garden,

The kitchen is modern, with timeless, shaker-style cabinetry and space for all appliances. A door opens to the conservatory, creating a fabulous flow to the ground floor accommodation.

There is also a very handy understairs storage cupboard too.

On the first floor there are two bedrooms and a modern shower room (originally a bathroom, so space to reinstate a bath, if preferred). The main bedroom extends across the front of the house and has fitted wardrobes too.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection - perfect for those who work from home.

Stepping Outside

To the rear is a low-maintenance and sunny west facing rear garden that offers a pleasant space to sit out and enjoy the warmer months. Immediately outside the house is a paved patio that is ideal for outdoor dining or a seating area with steps leading up to a small lawn bordered by established planting. The garden is fully enclosed by timber fencing, providing a good degree of privacy, and there are several planted beds and trellis sections which could easily be enhanced with further climbing plants.



Adjacent to the garden is a single garage with power & lighting.

Out & About

Swainsthorpe Close sits in 'The Priory' area of Haywards Heath, offering a superb central location with the town centre being within striking distance with The Orchards shopping centre being just a short stroll, whilst you'll find plenty of restaurants and bars along The Broadway - the town's buzzing social centre with a range of large chains & local independents eateries including Orange Square Cafe Bar, Lockhart Tavern Gastropub and Gravlax coffee roasters - great for a brunch! For commuters, Haywards Heath's mainline station is within a mile of the apartment and provides fast, regular services to London Bridge and Victoria in under an hour, Brighton within 20 minutes and Gatwick Airport within 15 mins - pure commuting convenience. Quintessential villages surround the town and include Lindfield, Cuckfield, Ardingly and Wivelsfield Green. By car, surrounding areas and the M25 motorway network can be accessed via the A23(M) to the west, or A272 to the east.

There are a selection of well-regarded schools in the area and you are within walking distance of St Josephs, St. Wilfrids and Warden Park Academy. For secondary, children usually attend Oathall Community College.

The Specifics

Tenure: Freehold
Title Number: WSX28012
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast Fibre
Garden: West facing
Parking: Garage

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

