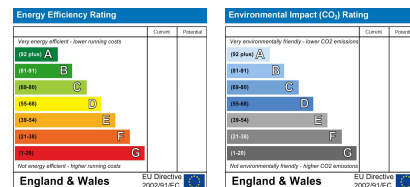


**Approx. Gross Internal Floor Area 1294 sq. ft / 120.26 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**40 Sheppeys, Haywards Heath, RH16 4NZ**

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## 40 Sheppeys, Haywards Heath, RH16 4NZ

What we love...

The impressive single-storey rear extension creating a superb open-plan kitchen, dining and living space.

The Hamilton Stone kitchen, designed around a large central island and finished with real style.

The large picture windows and doors leading straight out to the west-facing garden.

The Indian sandstone patio, perfect for outdoor dining and entertaining.

The ground floor bedroom, office and shower room, offering excellent guest, work-from-home or annexe-style flexibility.

### Guide Price £500,000 - £550,000

A beautifully extended four-bedroom semi-detached home on Sheppeys, Haywards Heath, with a superb single-storey rear extension creating a bright open-plan kitchen, dining and living space designed by Hamilton Stone. Large picture windows open onto a west-facing garden with Indian sandstone patio, giving the house a brilliant inside-outside feel, while the separate sitting room, utility, shower room, office and ground floor bedroom offer excellent flexibility for modern family life, guests or annexe-style use.

### The Home...

The house has an attractive, traditional frontage, with a bay window and a familiar semi-detached feel from the outside. Step inside, however, and it quickly becomes clear just how much the property has evolved. To the front is a separate sitting room, centred around the bay window and offering a quieter space away from the main open-plan area. It works perfectly as an evening room, snug or more grown-up reception space, giving the ground floor a really useful balance between open-plan living and somewhere to retreat to.

The rear of the house is the standout. A substantial single-storey extension has completely transformed the way the home works, creating a large kitchen, dining and living space that feels bright, sociable and beautifully connected to the garden. The kitchen itself has been designed by Hamilton Stone, with sleek cabinetry, a generous central island, integrated appliances and a stylish tiled splashback adding colour and character. There is plenty of space here to cook, eat, gather and relax, whether that is busy weekday mornings, family dinners or weekends with friends. Large picture windows frame the garden and bring in excellent natural light, while doors open directly onto the Indian sandstone patio, giving the room a proper inside-outside feel.

Practicality has also been well considered. A separate utility room keeps laundry and day-to-day clutter away from the main living space, while the ground floor shower room is finished to a high standard and adds genuine flexibility to the layout.

One of the key strengths of the house is the ground floor bedroom and office arrangement. Together with the shower room, this part of the home lends itself brilliantly to a variety of uses, whether as guest accommodation, a work-from-home set-up, space for an older child, or even annexe-style living for a relative wanting a little more independence.

Upstairs, there are three further bedrooms and a family bathroom, giving the house a strong and flexible four-bedroom layout across both floors.

### The Outside...

The west-facing garden is a real extension of the living space. Immediately outside the kitchen/dining area is a generous Indian sandstone patio, ideal for outdoor dining, summer barbecues and evening drinks in the afternoon and evening sun. Beyond the patio, the garden continues with lawn and established boundaries, offering a good amount of space for children, pets or anyone who enjoys being outside. It feels private and usable, with the open-plan rear extension making the connection between house and garden particularly easy.

To the front, the property also benefits from off-street parking, adding valuable convenience in this central Haywards Heath location.



### The Location...

Sheppeys is a well-placed residential road on the southern side of Haywards Heath, offering a particularly practical setting for family life. It has a tucked-away, established feel, while still being close to the town centre, parks, schools and the mainline station. One of the real advantages of this position is the access to green space. Victoria Park is close by and provides a lovely open space for walks, children's play areas, sports and weekend strolls into town. Ashenground Woods is also within easy reach, giving the area a more leafy feel and offering another great option for dog walks, running routes or simply getting outside without needing to drive.

Haywards Heath town centre is nearby, with its range of shops, cafés, restaurants, supermarkets and everyday amenities. The Orchards shopping area, Waitrose and the wider town centre facilities are all easily accessible, making the location very convenient for day-to-day life. For families, the area is well served by local schooling, with a number of primary and secondary options in and around Haywards Heath. The position also works well for those needing access across Mid Sussex, with Lindfield, Cuckfield, Burgess Hill and the surrounding villages all within easy reach.

Commuters are particularly well catered for, with Haywards Heath mainline station just over a mile away. From here there are regular services to London, Brighton and Gatwick, making the house a strong option for anyone balancing Sussex living with travel for work. Overall, it is a location that offers the best of Haywards Heath: connected, convenient and close to green space, while still giving the house a proper residential feel.

### The Finer Details...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: E

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Superfast Fibre

We believe the information in this brochure to be correct but we cannot guarantee its accuracy and recommend intending buyers check details personally before exchange of contracts. None of the information provided should be used to form part of any offer.

