



Approx. Gross Internal Floor Area 2296 sq. ft / 213.49 sq. m (Including Garage)  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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47 Muster Green South, Haywards Heath, West Sussex, RH16 4AJ

Guide Price £1,000,000 Freehold

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## 47 Muster Green South, Haywards Heath, West Sussex, RH16 4AJ

### What we like...

- \* Substantial Victorian Villa in the prestigious Muster Green conservation area.
- \* Fabulous 0.19 acre plot with southerly garden and views of South Downs.
- \* Huge scope to modernise, extend and personalise to your own specification.
- \* Wealth of retained character and period grandeur.
- \* No onward chain

### Welcome Home

This is an exceptional opportunity to acquire an ornate and substantial Victorian semi-detached villa, sitting on a glorious 0.19 acre plot, in the prestigious Muster Green conservation area in the heart of Haywards Heath, within easy walking distance of the mainline station and town centre.

The home does not require complete renovation but offers a discerning purchaser immense scope to extend further and an exciting, seldom available opportunity to create a truly bespoke home to their own personal taste and style in one of the town's most desirable areas.

There is a wealth of retained period character and grandeur with high ceilings, period fireplaces, bay windows, picture rails, deep skirtings, panelled doors and ornate architraves that make these homes so charming and appealing.

In its current form, the accommodation extends to 2,296 sq ft (including garage & cellar) with five bedrooms and three reception rooms.

Upon entry you're welcome by the grand hallway that sets the tone for what lies beyond.

The drawing room is an impressive room with large bay window and open fireplace. This room flows through double doors into the second reception room to make a lovely through space.

The dining room leads through to the extended kitchen and there is plenty of scope to knock through and/or extend to the side to create an exceptional open plan kitchen/dining/family room with doors to the garden.

On the first floor there are five bedrooms (three doubles), a shower room and separate cloakroom. The main bedroom overlooks the front and is a really generous double. The bay sash windows look out over the War Memorial on Muster Green.

There are two loft spaces and the one that sits above the original part of the house could be converted, subject to any necessary consents.

There is also a good size cellar which offers excellent, accessible, storage but could be converted into more usable accommodation if desired.

### Step Outside

Outside, the home continues to impress with a fabulous garden that faces due south. You can even see the South Downs from ground level, such is the openness of the rear outlook. There is a large expanse of level lawn and established borders.

The attached double garage provides parking and/or excellent storage. Again, this space could be converted into a studio, if preferred.

The home is offered for sale chain free, meaning a swift move is possible.

To the front the home is set well back from the road and there is driveway parking for several cars.



### History of Muster Green

The Battle of Muster Green (also known as the Battle of Haywards Heath) was a minor battle of major significance that took place during the first week of December 1642 on and around the then much larger Muster Green in Haywards Heath during the first year of the First English Civil War. A Royalist army under Colonel Edward Ford, High Sheriff of Sussex, marching from Chichester to seize Lewes for the King encountered a smaller but more disciplined Parliamentary army under Colonel Herbert Morley waiting for them on Muster Green. In the fighting that ensued in which 200 Royalists were killed, wounded, or captured, resulting in the surviving Royalist forces' routing and the Parliamentarians emerging victorious, saving Lewes from a Royalist assault, and pushing back Ford's 1642 Royalist invasion of Sussex. The battle site of the Battle of Muster Green became and remained the furthest any large Royalist force advanced through Sussex during the English Civil Wars.

### Out & About...

Muster Green South is one of the most prestigious and historic areas of Haywards Heath and the home sits on the favoured south side of the 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 stroll 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 in the form of Waitrose and Sainsburys and both are within walking distance. The town's social centre is The Broadway, which is a five minute walk and offers an array of pubs, bars & restaurants including Lockhart Tavern gastropub, Pizza Express, Orange Square, Bar42, Grape & Grain Delicatessen and Gravlax Coffee Roasters.

There are several highly regarded state schools nearby, including Harlands Primary School and Warden Park secondary in neighbouring Cuckfield. In the private sector you are spoilt for choice with Ardingly College, Cumnor House, Hurst College, Handcross Park and Burgess Hill Girls School all within easy reach.

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

