



Little Orchard

HAYWARDS HEATH

WELCOME TO

LITTLE ORCHARD

Are you looking for a truly characterful family home on one of Haywards Heath's most prestigious addresses?

Little Orchard is a handsome detached 1930s home occupying a generous and established plot on Lewes Road, a setting long regarded as one of the town's most desirable. Designed by Harold G Turner, the renowned local architect, the house carries many of his hallmark details: oak doors, an oak staircase, exposed beams, lead light windows, fireplaces and beautifully balanced proportions that give the home its warmth and identity.

From the outside, the architecture immediately draws you in with its brick elevations, tiled roof, black-and-white detailing and rose-clad frontage. Inside, the character continues, with well-proportioned rooms, natural materials and a layout that has clearly been designed for family life. There is a lovely sense of flow from the welcoming hallway through to the reception room, dining room and kitchen, while the garden and detached garage/studio add another layer of versatility.

In total, the accommodation extends to approximately 2,420 sq ft including the garage, giving plenty of space for a family to grow into, while also offering scope to further enhance or extend, subject to the necessary consents.





FAMILY FRIENDLY FLEXIBILITY

The ground floor is full of charm and works brilliantly for day-to-day family living. The main reception room is a wonderfully inviting space, with a red brick fireplace as the focal point and views through to the dining room beyond. It has that cosy, lived-in feeling that is so often missing from more modern homes, while still offering excellent proportions.

Open sightlines connect the reception and dining areas, giving a sociable flow that works well when entertaining. The dining room is a real highlight, with exposed beams, parquet flooring, lead light windows and French doors opening towards the garden. It is easy to imagine long family lunches, Christmas gatherings or relaxed evenings with friends in this space.



The kitchen sits centrally within the layout and is fitted with blue cabinetry, granite worktops and space for a breakfast table. It is practical and well-arranged as it stands, but there is also clear potential here. Subject to the necessary consents, many buyers may look to extend or reconfigure this part of the house to create a larger kitchen/dining/family room opening more directly onto the garden — the kind of space that would perfectly complement the character of the original house while meeting the needs of modern family life.

There is also a separate study on the ground floor, ideal for those who work from home, homework space, or as a quieter snug away from the main reception areas. A downstairs WC completes the ground floor layout.



OFF TO BED

The first floor is arranged around a generous landing and provides four well-proportioned bedrooms, making Little Orchard a very comfortable family home.

The principal bedroom is a particularly lovely room, extending to almost 18ft and enjoying a dual aspect with lead light windows, exposed ceiling beams and plenty of natural light. It also benefits from its own en-suite shower room.

There are three further bedrooms, all served by the family bathroom. The bathroom itself is neatly presented with a bath and shower screen, tiling and a bright window outlook. The bedroom arrangement gives good flexibility for families of different ages, visiting guests or those needing more than one home working space.

The character continues upstairs with timber-framed windows, oak detailing and exposed beams, ensuring the first floor feels every bit as special as the ground floor.





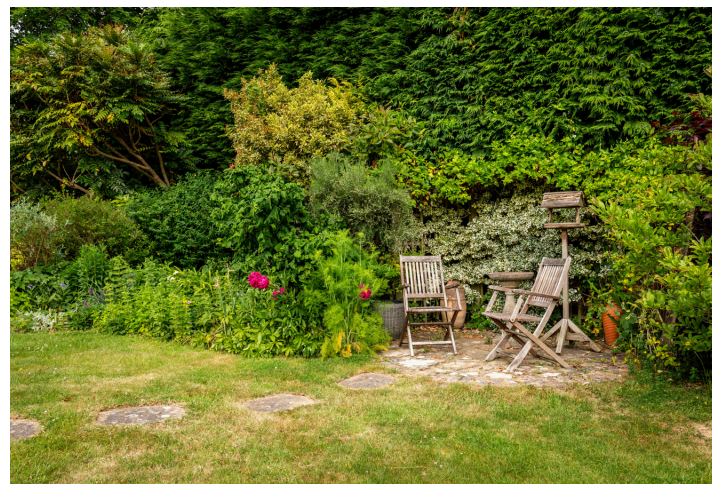
GARDENS & GROUNDS

Little Orchard sits well within its plot, set back from Lewes Road with a long frontage, mature planting and a private driveway approach. The front garden and established hedging give the house a lovely sense of arrival, while the driveway provides ample parking and leads to the detached double garage.

The rear garden is a real feature. It feels wonderfully secluded, with an expanse of lawn, mature hedging, established trees, planted borders and a paved terrace for outside dining. There are various pockets to sit and enjoy the garden at different times of day, while the overall size and privacy make it ideal for children, pets and summer entertaining.

The detached double garage is another major asset. In addition to excellent parking and storage, there is a first-floor studio/office above, extending to approximately 20ft. This is perfect for those needing a dedicated work-from-home space, creative studio, hobbies room or teenage den away from the main house.

With its Turner heritage, generous plot, flexible layout and scope to adapt over time, Little Orchard is a rare opportunity to acquire a genuinely characterful family home in one of Haywards Heath's most sought-after locations.





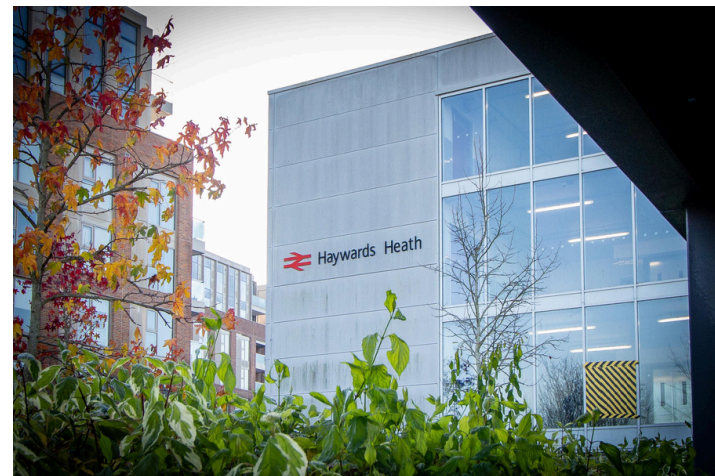
OUT & ABOUT

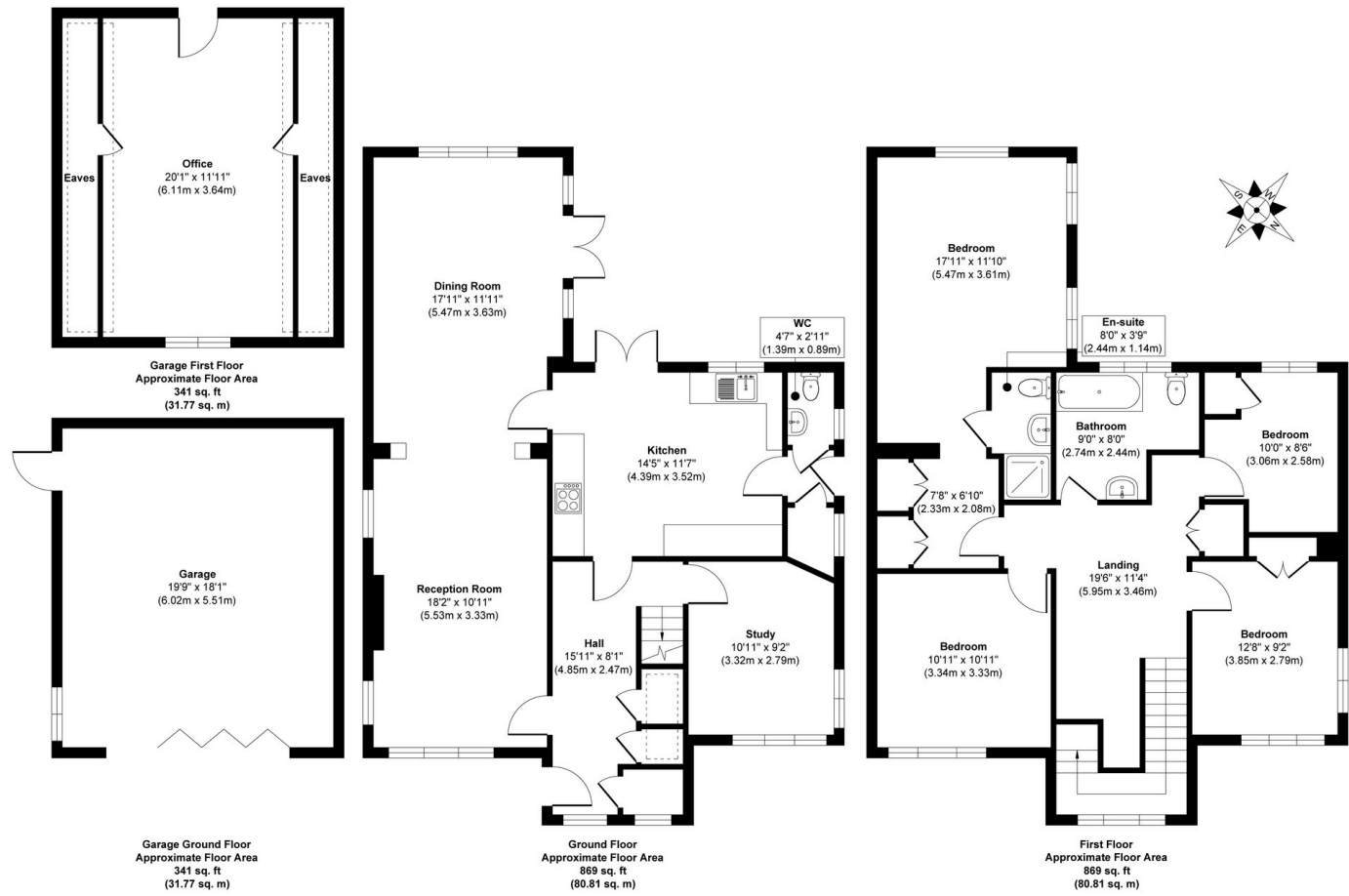
Little Orchard sits on the prestigious Lewes Road conservation area on the East side of Haywards Heath. Haywards Heaths mainline station provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport.

Additionally, Waitrose Superstore is within easy driving distance with a café and wine bar. There are a variety of other local amenities within close proximity including The Orchards Shopping Centre, The Broadway and Lindfield village. The town's social centre is The Broadway, which offers an array of pubs, bars & restaurants including Lockhart Tavern gastropub, Pizza Express, Orange Square, Bar42, Grape & Grain Delicatessen and BrodWolf Coffee Roasters.

The area offers reputable schooling in both the private and state sectors including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls. In the state sector, Oathall Community College and Northlands Wood Primary and close by.

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





Approx. Gross Internal Floor Area 2420 sq. ft / 225.16 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE FINER DETAILS

Title Number: SX93933

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: G

Conservation Area: Yes - Lewes Road

Plot Size: 0.27 acres

Available Broadband Speed: Superfast

Services: Mains gas, water, electricity and drainage (not tested)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Little Orchard

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