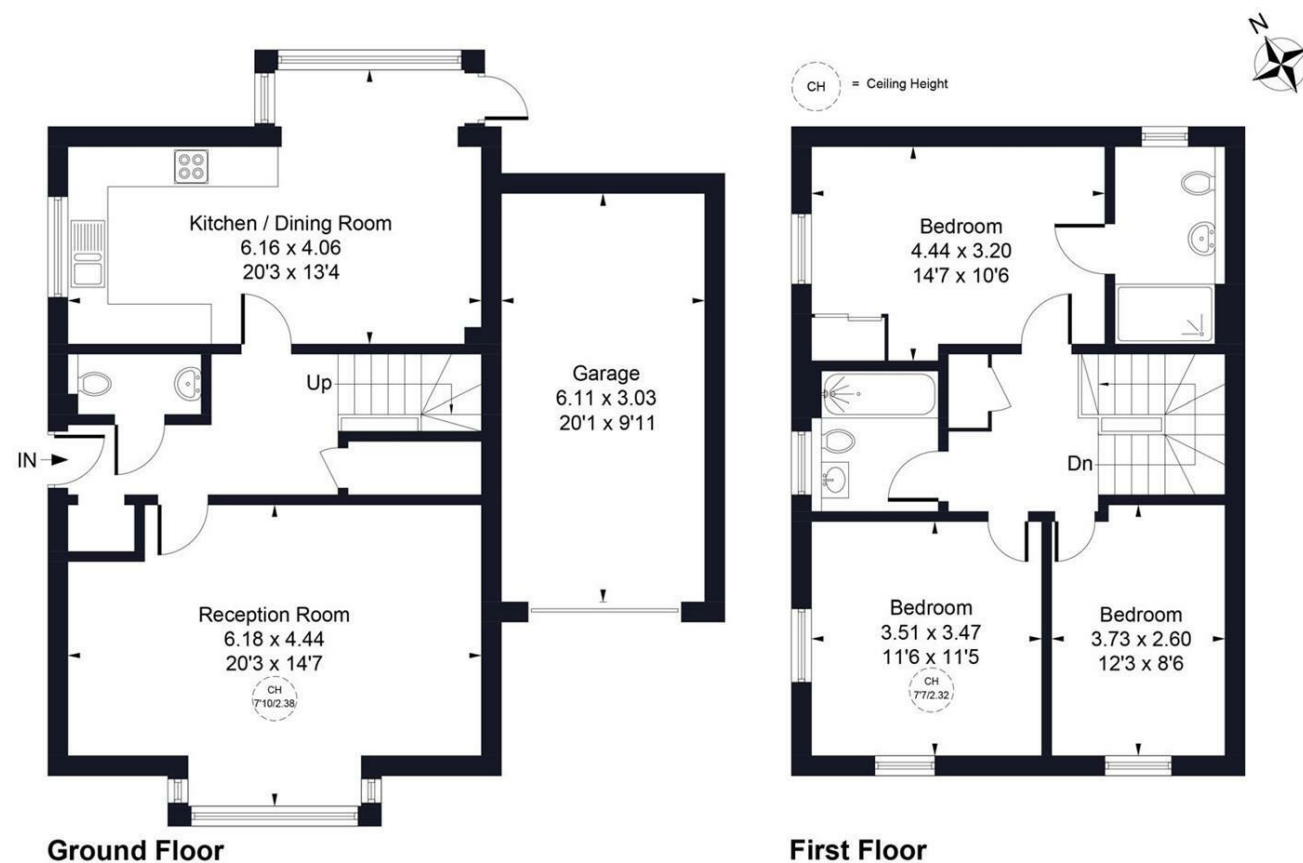
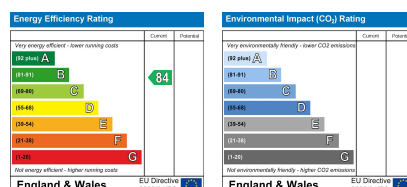




Approximate Gross Internal Area = 118.38 sq m / 1274 sq ft
 Garage = 18.83 sq m / 203 sq ft
 Total = 137.21 sq m / 1477 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by © The Light Room

PSPhomes



2 Little Pithfield, Haywards Heath, RH16 4WB

Guide Price £550,000 - £575,000 Freehold

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2 Little Pithfield, Haywards Heath, RH16 4WB

Five Things We Love

- An attractive modern family home – Built in 2018 by respected developer Crest Nicholson, this beautifully presented three-bedroom detached home offers contemporary living, generous accommodation and an attractive architectural style within the sought-after Tall Trees development.

- A generous corner plot with a wonderful garden – Enjoying a larger garden than one might typically expect from a modern development, the beautifully landscaped outside space offers a generous lawn, established planting and paved entertaining areas, perfect for summer gatherings, family life and relaxing outdoors.

- Spacious, light-filled and versatile accommodation – The impressive 20ft reception room provides a wonderful space for relaxing and entertaining, while the sociable kitchen/dining room opens directly onto the rear garden. Three well-proportioned bedrooms, including a principal suite with its own shower room, complete this thoughtfully arranged home.

- Excellent parking and exciting potential – A private driveway provides convenient off-road parking, while the adjoining 20ft garage offers excellent storage or the potential to create a dedicated home office, gym or additional living accommodation, subject to the necessary consents.

- A highly desirable location for families and commuters – Positioned within the favoured Upper Bolnore Village area, the property enjoys a wonderful balance of leafy surroundings and everyday convenience, with woodland walks, local amenities and Bolnore Village Primary School nearby, plus Haywards Heath mainline railway station within walking distance for easy connections to London, Brighton and Gatwick Airport.

Built in 2018 by respected developer Crest Nicholson, this beautifully presented three-bedroom detached family home forms part of the attractive Tall Trees development, situated within the favoured Upper Bolnore Village area of Haywards Heath. Combining contemporary living with an established residential setting, the property enjoys a desirable corner position, within walking distance of Haywards Heath mainline railway station and with excellent access to the village and town's amenities and surrounding countryside.

Offering approximately 1,274 sq ft of well-balanced accommodation, the home has been thoughtfully designed for modern family life, with a superb 20ft reception room, a sociable kitchen/dining room opening onto the rear garden, three generous bedrooms and two bathrooms. Outside, a beautifully landscaped garden provides a wonderful setting for entertaining and family enjoyment, complemented by driveway parking and a single garage. With its attractive architecture, light-filled interiors and sought-after location, this is a wonderful opportunity to enjoy modern living in one of Haywards Heath's most popular residential areas.

The Home...

Stepping inside, this attractive detached home offers beautifully balanced accommodation arranged across two floors, with generous proportions, plenty of natural light and a practical layout perfectly suited to modern family life. A welcoming entrance hall provides access to a useful downstairs cloakroom and the principal living spaces. The impressive reception room extends to over 20ft in length, with a charming bay window to the front and an additional side-facing window allowing natural light to flood the room. With ample space for multiple seating arrangements, this is a wonderfully versatile room, ideal for relaxing as a family or entertaining friends.

Across the rear of the house, the kitchen/dining room provides a sociable space at the heart of the home. The kitchen is fitted with a contemporary range of cream-coloured wall and base units, complemented by wood-effect work surfaces and integrated appliances, including a gas hob with extractor above and a built-in oven. The arrangement provides plenty of preparation and storage space, while the adjoining dining area comfortably accommodates a family-sized table. There is also room for additional casual seating, creating a relaxed environment for everyday living. Glazed doors open directly onto the rear garden, allowing the dining area to connect effortlessly with the outside space during the warmer months.

Upstairs, the first floor continues to impress with three well-proportioned bedrooms, all enjoying good natural light. The principal bedroom is a generous double, complete with fitted wardrobes and a private en-suite shower room. The second bedroom is another comfortable double, with plenty of space for freestanding furniture, while the third bedroom provides excellent flexibility as a child's bedroom, guest room or dedicated home office. A contemporary family bathroom, fitted with a white suite including a bath with shower over, serves the remaining bedrooms. Throughout, the property is presented in a light, neutral style, creating a welcoming home that combines comfort, contemporary finishes and the space and practicality needed for modern family living.

The Outside...

Occupying an attractive corner plot, the property enjoys a particularly generous rear garden, offering more outside space than one might typically expect from a modern development. Thoughtfully landscaped by the current owners, the garden provides a wonderful setting for family life, entertaining and enjoying the warmer months. A generous raised lawn forms the centrepiece, bordered by established hedging and attractive planting, creating a lovely sense of greenery and privacy. The garden's varying levels add character and interest, while a paved terrace provides the perfect spot for outdoor dining, summer barbecues or simply relaxing in the sunshine.



The generous proportions of the plot make the garden particularly versatile, with plenty of room for children to play, keen gardeners to enjoy or those looking to create additional outdoor entertaining areas. The combination of established planting, lawn and paved seating areas creates an attractive and manageable outside space that complements the house beautifully.

To the front, the property enjoys an attractive approach, with established shrubs and planting softening its handsome exterior. A private driveway provides off-road parking and leads to the adjoining single garage, which extends to approximately 20ft in length. Currently offering excellent storage and practical space, the garage also presents exciting potential for conversion into a dedicated home office, gym or additional accommodation, subject to any necessary consents and building regulations. This flexibility, combined with the generous corner plot, makes the outside space a particularly appealing feature of this lovely family home.

The Location...

Little Pithfield forms part of the attractive Tall Trees development by Crest Nicholson, situated within the highly regarded Upper Bolnore Village area of Haywards Heath. This sought-after residential setting is particularly popular with families and professionals, offering a wonderful balance of modern convenience, attractive surroundings and access to green open spaces. Bolnore Village is well known for its welcoming community atmosphere, woodland walks and recreational areas, with the highly regarded Bolnore Village Primary School, local convenience store and community facilities all close at hand. Haywards Heath town centre is also easily accessible, offering an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities.

One of the property's greatest attractions is its convenient position within walking distance of Haywards Heath mainline railway station, making it an excellent choice for commuters, with regular services to London Victoria, London Bridge, Brighton and Gatwick Airport. The town also benefits from a variety of well-regarded primary and secondary schools, including Warden Park Secondary Academy in nearby Cuckfield, while the A272 and A23 provide excellent road connections across Sussex and beyond. For those who enjoy the outdoors, the surrounding countryside offers an abundance of scenic walks and cycling routes, with the picturesque villages of Lindfield and Cuckfield, together with the South Downs National Park, all within easy reach. This combination of excellent connectivity, village-style surroundings and everyday convenience makes Upper Bolnore Village a particularly desirable place to call home.

Property Information...

Tenure: Freehold

Estate Charge: TBC – The property is situated within the Tall Trees development, where an estate management charge may apply towards the upkeep of communal areas and landscaping.

Local Authority: Mid Sussex District Council

Council Tax Band: TBC

EPC Rating: B

Year of Construction: 2018 – Crest Nicholson

Parking: Private driveway and adjoining single garage.

Heating: Gas Fired Central Heating

Broadband: Availability and speeds can be checked via the Ofcom broadband checker.

Mobile Coverage: Network availability can be checked via the Ofcom mobile coverage checker.

Services: Mains gas, water and drainage.

Additional Information: Any proposed conversion of the garage would be subject to the necessary planning permissions, building regulations and any applicable estate covenants or restrictions.

