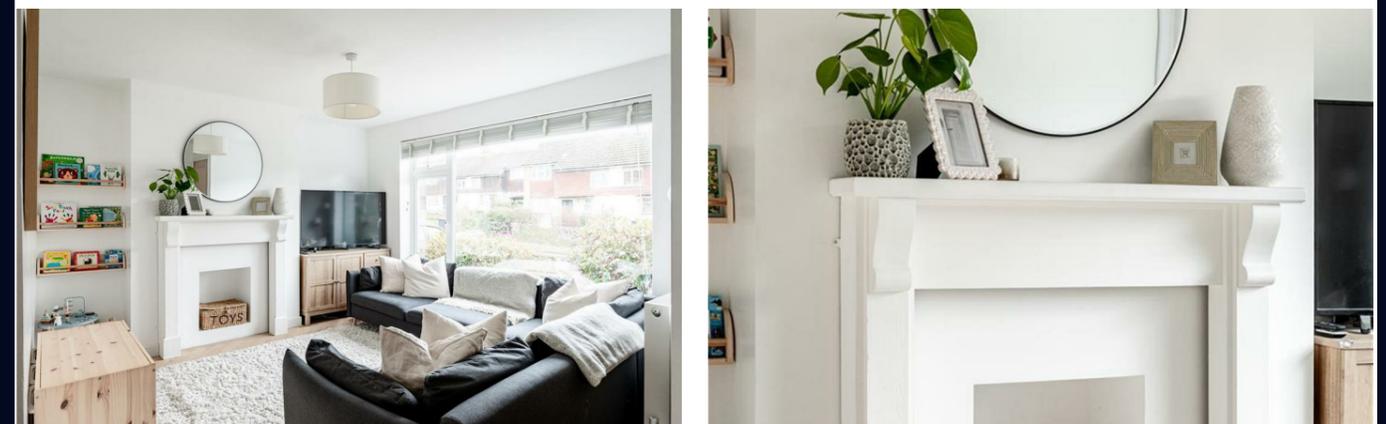
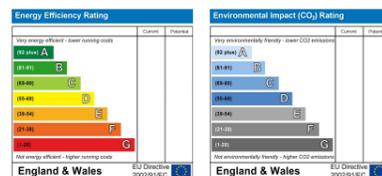


**Approx. Gross Internal Floor Area 752 sq. ft / 69.88 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**106 Vale Road, Haywards Heath, Sussex, RH16 4JS**

**Guide Price £375,000 Freehold**

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

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.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk

## 106 Vale Road, Haywards Heath, Sussex, RH16 4JS

What we love...

Fully refurbished and reconfigured three bedroom home, with new kitchen, bathroom, updated electrics and combi boiler (installed January 2021).

Bright front reception room and modern shaker-style kitchen/dining room with French doors to the garden, plus durable EvoCore waterproof flooring.

Three well-proportioned bedrooms and contemporary family bathroom; loft partially boarded for storage.

North-facing rear garden with patio and lawn, useful outside store and clear scope for single-storey rear extension (subject to planning consent).

Newly created off-road parking to the front, set in a convenient Haywards Heath location close to schools, town centre and mainline station.

### Guide Price £375,000 - £400,000

#### Fully refurbished and remodelled...

Situated on the northern side of Haywards Heath, within easy reach of the town centre and mainline railway station (London Bridge/Victoria in approximately 45 minutes), Vale Road occupies a convenient and well-established residential position. A range of well-regarded local schools are nearby, while The Broadway, Waitrose and Sainsbury's are all just a short drive away making this an excellent setting for modern day living.

Owned by the current sellers since 2021, the property has undergone a comprehensive refurbishment and thoughtful reconfiguration to create a well-balanced three bedroom home. Works have included the creation of off-road parking, a newly fitted kitchen and bathroom, updated electrics and a full decorative overhaul throughout. The result is a cohesive, turnkey home requiring little immediate outlay.

The ground floor offers a bright reception room to the front with large picture window and feature fireplace. To the rear, a modern shaker-style kitchen/dining space spans the width of the house, with French doors opening directly onto the garden.

There is also clear scope for a single-storey rear extension (subject to the necessary planning consents), with ample depth to the garden allowing future owners to enhance the footprint further, should they wish.

Upstairs, the first floor provides three well-proportioned bedrooms. The principal bedroom is a generous double and incorporates a built-in cupboard housing the recently installed combi boiler (fitted January 2021), providing practical storage alongside updated heating efficiency. A second double bedroom overlooks the rear garden, while the third bedroom offers flexibility as a nursery, study or single room. These are served by a smartly refitted family bathroom finished in a clean, contemporary scheme.

The loft space is partially boarded, offering additional storage potential.



#### Moving Outside...

Outside, the rear garden is north-facing, with a paved terrace immediately off the house leading onto lawn, a practical and manageable outdoor space. A useful external store provides further storage, and there is shared side access via an alleyway. To the front, the recently created driveway delivers valuable off-road parking, a genuine advantage along Vale Road.

The property sits within a settled and friendly stretch of road, with long-standing neighbours either side, adding to the overall sense of stability and community.

A thoughtfully upgraded home with future potential, offered in excellent order throughout.

#### Information...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: D

Services: Mains gas, electricity, water and waste - none tested.

Available Broadband: Ultrafast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

