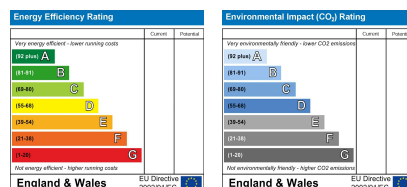


**Approx. Gross Internal Floor Area 1442 sq. ft / 134.04 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**22 Ashenground Road, Haywards Heath, West Sussex, RH16 4PP**

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 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.

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## 22 Ashenground Road, Haywards Heath, West Sussex, RH16 4PP

What we love...

A beautifully finished four bedroom 1930s home with a stylish, turn key interior that blends period proportions with a sharp modern specification.

The stunning open plan kitchen, dining and family room measuring around 26'9 x 19'3, with two roof lanterns, a central island and bi folding doors opening straight onto the garden.

A proper second reception room to the front, with a large bay window, herringbone style flooring, bespoke fitted storage and a fireplace creating a lovely focal point.

The long rear garden extending to around 80ft, with a decked terrace for summer dining, a large lawn, gated side access and a useful secure store.

The central Haywards Heath location on Ashenground Road, just a short walk from the town centre, cafés, restaurants, shops, schools, parks and the mainline station.

### The Home...

A beautifully finished four bedroom semi detached 1930s home in one of Haywards Heath's most convenient central locations, 22 Ashenground Road is the sort of house that makes day to day life feel easy. The town centre, cafés, shops, schools and station are all within comfortable reach, yet the house itself has a relaxed, stylish and very liveable feel. Turn key, extended and full of light, it combines proper family space with a contemporary finish and a brilliant lifestyle setting. The current owners have created a stunning home, blending the proportions and character of the 1930s with a sharp, modern specification. The result is a house that feels warm, sociable and properly practical, with the standout feature being the superb open plan kitchen, dining and family room across the rear.

This is the heart of the home. Measuring around 26'9 x 19'3, it is a brilliant space for family life and entertaining, with room to cook, eat, relax and spill straight out to the garden. Two large roof lanterns draw in natural light from above, while the wide bi folding doors create that sought after connection between the house and garden. In the summer, it is easy to imagine the doors pulled back, children in the garden, friends around the island and the whole space working exactly as it should. The kitchen is sleek and well designed, with contemporary white cabinetry, quality worktops, integrated appliances and a central island with a warm timber breakfast bar. There is also a separate utility room, which is a real bonus for busy households, with useful side access and space to keep laundry and everyday clutter tucked away.

To the front, the separate sitting room offers a quieter retreat. It is a generous, elegant room with a large windows, herringbone style flooring, bespoke fitted storage and a fireplace creating a lovely focal point. It gives the house that all important second living space, ideal for evenings, films, or somewhere calmer away from the open plan family area.

The ground floor also includes a welcoming entrance hall and a modern cloakroom. Upstairs, there are four bedrooms and modern family bathroom. The main bedroom is an excellent double with its own en suite shower room with selection of fitted wardrobes, while the second bedroom is another strong double with fitted wardrobes. There are two further bedrooms and a stylish family bathroom, making the layout well suited to families, guests or home working.

The finish throughout is fresh, neutral and tasteful, with double glazing, gas central heating and a modern specification that means buyers can move straight in and enjoy the lifestyle from day one.

### Step Outside...

The rear garden is a real feature, extending to around 80ft and offering excellent space for families, entertaining and summer living. A decked terrace sits immediately off the kitchen and family room, making it perfect for outdoor dining, morning coffee or evening drinks with the bi folds open. Beyond the terrace, the garden is mainly laid to lawn and fully enclosed, creating a safe and practical space for children, pets and keen gardeners. There is gated side access and a useful secure store, ideal for bikes, garden equipment and outdoor storage. To the front, a gravel driveway provides off road parking for multiple vehicles.



### The Location...

Ashenground Road is a superb central Haywards Heath address, ideal for anyone who wants the convenience of town life with everything close enough to enjoy on foot. From the house, you can stroll into the town centre in just a few minutes, with The Orchards, Waitrose, Marks & Spencer, cafés, restaurants, gyms and everyday shops all within easy reach.

The Broadway is also close by and has become the town's main social hub, with a good choice of restaurants, bars and coffee spots, making it easy to meet friends for dinner, grab brunch at the weekend or enjoy a drink without needing the car. Haywards Heath has continued to evolve in recent years, with a growing mix of independent businesses, well known retailers and practical day to day amenities, giving the town a lively but very manageable feel.

For commuters, Haywards Heath mainline station is within comfortable walking distance and provides fast, regular services to London, Brighton and Gatwick, making the location particularly convenient for anyone splitting time between home and the office. Being so central also means schools, nurseries and leisure facilities are all close at hand, including The Dolphin Leisure Centre and several well regarded local schools.

Green space is another real advantage. Victoria Park is nearby for play areas, open lawns, tennis courts and weekend walks, while Beech Hurst Gardens offers more space to explore, with gardens, woodland, a miniature railway and excellent family facilities. The wider Mid Sussex countryside is also easily accessible, with Lindfield, Cuckfield, the South Downs and Ashdown Forest all within reach for weekend walks, pub lunches and time outdoors.

It is this combination that makes Ashenground Road such a strong setting. You have the station, town centre, parks, schools and restaurants all close by, yet the house itself offers the space, garden and lifestyle of a proper family home.

### The Finer Details...

Tenure: Freehold  
Title Number: TBC  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast (Up to 1,000 mbps download)  
Services: Mains gas, water, drainage, electricity (none tested)

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

