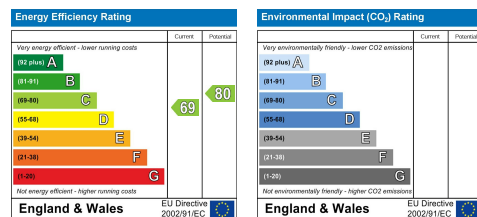


TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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77 Queens Road, Haywards Heath, West Sussex, RH16 1EG

Guide Price £650,000 Freehold

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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.

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## 77 Queens Road, Haywards Heath, West Sussex, RH16 1EG

Guide Price: £650,000 - £675,000

What we like...

- \* Superb open plan living space, perfect for entertaining.
- \* Contemporary high spec finish throughout, combining with retained character.
- \* Superb garden studio with home office that is ideal for working from home.
- \* Prime location for Haywards Heath's mainline station - perfect for commuters.
- \* Beautifully landscaped and low maintenance garden.

### GUIDE PRICE £650,000 - £675,000

#### The House...

A beautifully presented 1920s semi-detached home enjoying an incredibly convenient location on the sought-after Queens Road, close to Haywards Heath's mainline station and in the catchment area for the highly regarded Blackthorns Primary School.

This home is all about light, airy open plan living space that is perfect for entertaining, particularly in the summer when you can throw open the bi-fold doors to blur the division between the inside and the outside.

The kitchen/dining area extends across the entire rear of the house and is bathed in natural light via the large glazed ceiling and enjoys underfloor heating – great in the winter months! The kitchen is fitted with tasteful shaker-style units that compliment the wooden counters and breakfast bar. There is also an extensive range of almost brand new integrated appliances including fridge/freezer and dishwasher.

The sitting room is spacious (20ft) and cosy in equal measure. The bay window, fireplace, picture rails and panelled door are traditional character features that pay homage to the original age of the home. Plantation shutters add privacy, the Farrow & Ball décor creates a calming feel and fabulous 'Antares' hardwood herringbone floor flows throughout.

The utility room is very handy and gives space for both washing machine & tumble dryer. The side door is very handy after a muddy dog walk. The ground floor shower room has been beautifully fitted (2023) in a contemporary period style with matt black sanitary ware, tasteful metro tiling and striking patterned flooring.

The addition of the porch in 2023 has transformed the entrance space and there is cleverly created storage space under the stairs. The front door is in fact totally bespoke made and really sets the tone for the rest of the house.

On the first floor you have four bedrooms and the family bathroom. The main bedroom overlooks the rear garden and enjoys 'Sharps' fitted wardrobes.

Further benefits include high speed fibre optic broadband, gas fired central heating (boiler in utility) and double glazed windows throughout. The sizable loft space has a ladder and has been fully boarded and reinsulated.

#### Outside Oasis...

Outside the garden has been fully landscaped to continue the entertaining space. There are two terraces that are perfect for 'al-fresco' dining or a glass of something chilled and the 'Easigrass' requires no maintenance and is excellent quality.



A hugely advantageous feature is the impressive garden office (built 2022) – the perfect space for anyone who works from home with power, lighting and hardwired internet connection. There is a separate shed for storage of the garden 'odds & sods'. There is gated side access leading to the front where the block-paved driveway provides parking for two cars. There is also an electrical point meaning you could easily install a car charge point, if required.

#### Location, Location, Location...

Queens Road is an established residential road of mainly Victorian/Edwardian/1920-30s homes and enjoys a most convenient location for Haywards Heaths mainline station, which 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 walking distance with a café and wine bar. There are a variety of other local amenities within close proximity including a convenience store while Sainsburys Superstore and the Dolphin Leisure Centre are also within walking distance. 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.

The Broadway is the town's buzzing social centre and boasts an array of restaurants, bars and pubs including Cote Brasserie, Pizza Express, Lockhart Tavern Gastropub (brilliant Sunday Lunches), WOLFOX Coffee Roasters (great for a brunch), Zizzi, La Campana Tapas and Pascals Brasserie. MINCKA is our favourite spot to grab a coffee and a pastry and is a short stroll away on Perrymount Road. You can also walk into the gorgeous village of Lindfield with its picture-postcard High Street.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

#### The Finer Details...

Title Number: WSX204268

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 1000 mbps)

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

