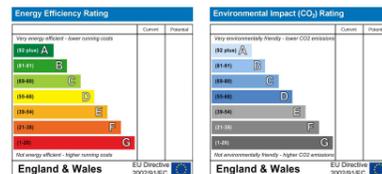


**Approx. Gross Internal Floor Area 1482 sq. ft / 137.84 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



  
**BRITISH PROPERTY AWARDS**  
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 (OVERALL)



**4 Hanbury Lane, Haywards Heath, RH16 3HU**

**Guide Price £500,000 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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## 4 Hanbury Lane, Haywards Heath, RH16 3HU

Guide Price £500,000 - £525,000

What we like...

- \* Extended four-bedroom family home on Hanbury Lane with first-floor living and rear extension.
- \* Walking distance to Haywards Heath Station and Lindfield village.
- \* Ground floor with versatile reception, bedroom, and open-plan kitchen/living/dining.
- \* Principal bedroom with en-suite plus three further bedrooms and family bathroom.
- \* South-facing garden and block-paved driveway for multiple vehicles.

**Guide Price £500,000 - £530,000**

### The Property...

Located on Hanbury Lane in the heart of Haywards Heath, this generously proportioned four-bedroom family home has been comprehensively extended and thoughtfully improved by the current owners. The enhancements include the addition of first-floor living space and a double-storey rear extension, significantly increasing both the scale and functionality of the property. Its location offers the best of both worlds—within easy walking distance of Haywards Heath Station, ideal for commuters, and just a short stroll from the charming village of Lindfield, known for its independent shops, cafes, and picturesque green spaces.

The ground floor begins with a light and welcoming entrance hall, which sets a calm and spacious tone throughout the home. At the front, a versatile reception room offers a quiet space ideal for a formal lounge, study, or snug, enhanced by a charming log burning stove that adds warmth and a cozy ambiance, perfect for relaxing evenings.

A generously sized ground floor bedroom provides excellent flexibility for guests or extended family, supported by a conveniently located WC.

To the rear lies a superb open-plan kitchen, living, and dining area—the true heart of the home. This expansive space is flooded with natural light thanks to a rare triple aspect, creating an airy and inviting atmosphere that beautifully connects indoor living with the outdoors. French doors open directly onto the garden, encouraging seamless flow for entertaining and family gatherings.

The contemporary kitchen is thoughtfully designed and well appointed, featuring a range of integrated appliances, ample cabinetry with elegant stone work surfaces, and a central breakfast bar that offers the perfect spot for informal dining or socializing while cooking. Adjacent to the kitchen, a separate utility room provides additional storage, laundry facilities, and external access, helping to keep the main living area clear, organised, and functional.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom enjoys the use of a private en-suite shower room, while the remaining bedrooms are served by a smart, modern family bathroom. The first-floor layout has been carefully considered to provide both privacy and practicality.



### Moving Outside...

Externally, the south-facing rear garden is mainly laid to lawn, providing a secure and sunny space ideal for families and outdoor living. Neatly landscaped and easy to maintain, it creates a natural extension of the indoor living areas. At the front of the property, a block-paved driveway offers private off-street parking for multiple vehicles.

This is a home that combines space, style, and practicality in equal measure—well suited to modern family life, those working from home, or anyone looking for a long-term home in a well-connected yet peaceful setting.

### The Location...

Hanbury Lane sits on the Haywards Heath/Lindfield borders. There is a pathway providing access to Scrase Valley Nature Reserve and through to the quintessential Lindfield High Street (0.7 miles) with its range of village pubs, stores, boutiques, restaurants & cafés. Nearby amenities include a convenience store, chip shop, hairdressers, barbers and regular bus services on America Lane. Nearby schooling includes the Warden Park Academy, St. Joseph's Catholic School and St. Wilfred's C of E School, whilst for secondary education children in this area usually attend Oathall Community College, although pupils of Warden Park are eligible to attend the Secondary Academy in Cuckfield. Other nearby schools include Northlands Wood, Blackthorns and Lindfield Primary School.

Haywards Heath's mainline station is a mile distant (on foot/bicycle via Claire Park) and provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport, Brighton & the South Coast.

By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west.

### The Specifics...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District

Listed: No

Council Tax Band: TBC

Available Broadband Speed: Ultrafast Fibre

