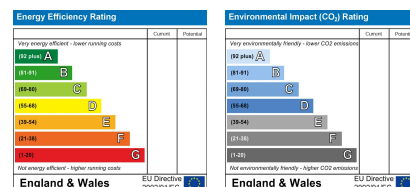
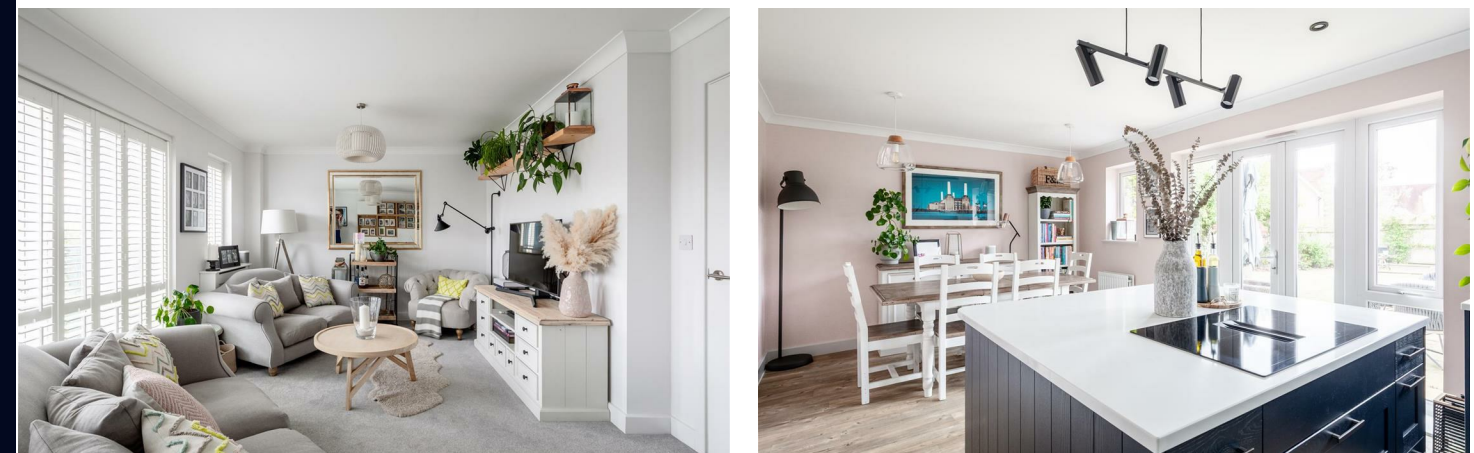


Approx. Gross Internal Floor Area 2014 sq. ft / 187.25 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property




BRITISH PROPERTY AWARDS
2022
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PSP HOMES
SOUTH ENGLAND
(OVERALL)





9 Knox Road, Haywards Heath, RH17 7BJ

Guide Price £625,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
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9 Knox Road, Haywards Heath, RH17 7BJ

What we like...

Modern townhouse in prime location – Four-bedroom home on Knox Road, Haywards Heath, built in 2015 by Crest Nicholson and upgraded by the owners; close to town centre, schools, amenities, and under 10 minutes to Haywards Heath station with fast links to London and Brighton.

Flexible living spaces – Arranged over four floors with a dedicated study, elegant reception room with Juliet balcony, converted garage/playroom, and versatile family-friendly layout.

Stunning kitchen & dining hub – Newly fitted kitchen/dining area with central island, premium cabinetry, integrated appliances, French doors to the garden, plus utility room and cloakroom.

Spacious bedrooms – Three double bedrooms (one en-suite with wardrobes) and family bathroom on the first floor, plus a top-floor principal suite with en-suite, dressing area, and South Downs views.

Outdoor & lifestyle benefits – Landscaped rear garden with patio and lawn, private parking with visitor bays, and an ideal balance of town convenience and countryside access.

Guide Price £625,000 - £650,000

The Home...

Situated on Knox Road in Haywards Heath, this beautifully presented four-bedroom townhouse, with over 2,000 sq. ft. of accommodation, was built by Crest Nicholson in 2015 and has been thoughtfully upgraded by the current owners to create a stylish and versatile family home. The property enjoys a highly convenient position within easy reach of the town centre, schools and local amenities, while Haywards Heath station can be reached in under ten minutes by car, providing fast commuter links to London Bridge and London Victoria in around 45 minutes, and Brighton in under 20 minutes. Its location also places the stunning countryside of the South Downs within easy reach, offering an ideal balance between town and country living.

Arranged over four floors, the property opens with a welcoming entrance hall which gives access to a dedicated study, ideal for home working, a guest cloakroom and a fantastic reception room. This elegant living space is filled with natural light, enhanced by French doors opening to a balcony, making it a perfect setting for both relaxation and entertaining. The former garage has also been converted into a versatile playroom, providing a bright and functional space for children, hobbies or an additional reception room.

The lower ground floor has been transformed into the true heart of the home, with a brand-new kitchen and dining room finished to an exceptional standard. This striking space features a central island with breakfast seating, high-quality cabinetry in contrasting tones and a range of integrated appliances. There is ample room for a family dining table, while French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. A utility room and additional cloakroom complete this level.

The first floor provides three generous double bedrooms. One enjoys the benefit of its own modern en-suite shower room together with a selection of fitted wardrobes and storage, while the remaining two doubles are served by a well-appointed family bathroom. This layout is ideally suited to growing families or visiting guests.



The entire top floor is dedicated to a stunning principal suite, designed as a luxurious private retreat. This spacious room boasts a contemporary en-suite shower room, a large dressing area with bespoke wardrobes and, most impressively, elevated views across the South Downs that provide a true sense of calm and escape.

Externally, the property benefits from an attractive rear garden with a large patio terrace and level lawn, perfect for entertaining and family life. Mature planting and screening ensure privacy, while to the front there is private parking along with visitor bays.

The Location...

Knox Road sits on the southern fringes of Haywards Heath, in a prime location for the Princess Royal Hospital, located on a popular development off the A272, which provides swift communication links to both the East (A272) and West (A23/M23) of the town. Sainsburys Local provides immediate shopping facilities whilst Haywards Heath's town centre is just over a mile distant and offers more extensive facilities including Orchards Shopping Centre, Marks & Spencer and Victoria Park. The 'social hub' of the town is The Broadway which boasts a range of bars & restaurants including Gravlax Coffee Shop, Zizzi, Pizza Express and Lockhart Gastropub.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast.

The Specifics...

Tenure: Freehold

Title Number: WSX371759

Estate Charge: £250 p.a. (approx) which contributes towards upkeep of the 'communal' areas of the development.

Local Authority: Mid Sussex District Council

Council Tax Band: D

We believe this information to be correct but we recommend intending purchasers check details personally before exchange.

