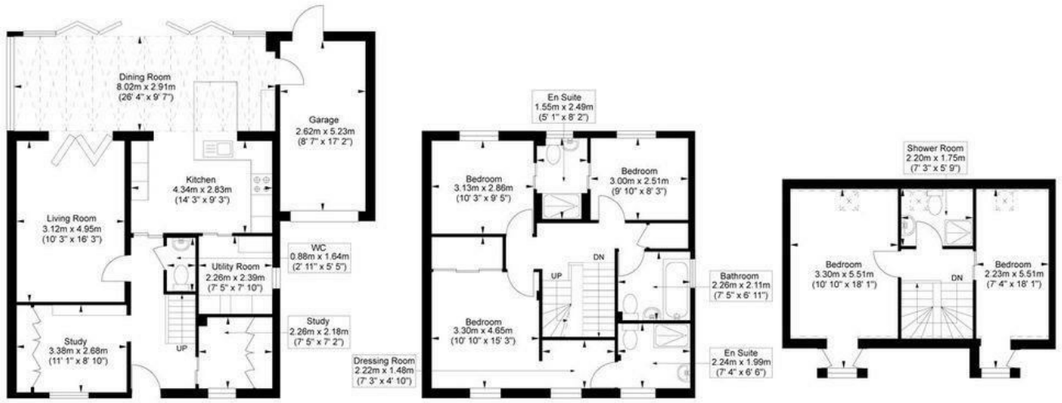
Cedar Avenue



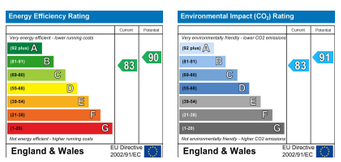
N

Ground Floor
Approximate Floor Area
1082.53 sq ft
(100.57 sq m)

First Floor
Approximate Floor Area
652.19 sq ft
(60.59 sq m)

Second Floor
Approximate Floor Area
411.61 sq ft
(38.24 sq m)

Approximate Gross Internal Area (Including Garage) = 199.40 sq m / 2146.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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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5 Things We Love...

No Onward Chain – A fantastic opportunity to secure a substantial family home without the complications of an onward chain.

Exceptional Living Space – Over 2,000 sq ft of versatile accommodation across three floors, with five bedrooms, four bath/shower rooms and multiple reception spaces.

The Stunning Kitchen Extension – An impressive 26ft open-plan kitchen/dining room with a vaulted glazed roof, central island and bi-folding doors opening onto the garden.

Perfect for Entertaining – A beautifully arranged rear garden with a generous decked terrace, timber pergola and space for outdoor dining and relaxing.

A Brilliant Family Location – Situated within the popular Sandrocks development, close to countryside walks, local schools, Haywards Heath town centre and the mainline railway station.

Offered to the market with no onward chain, this impressive five-bedroom detached family home boasts attractive flint-fronted elevations and over 2,000 sq ft of versatile accommodation arranged across three floors. Significantly extended and enhanced by the current owners, the property features a stunning open-plan kitchen/dining room, three reception areas, a dedicated study, four bath/shower rooms, a landscaped rear garden, generous driveway parking and an attached garage. Situated within the popular Sandrocks development on the southern fringes of Haywards Heath, the house is ideally positioned for local schools, countryside walks, the town centre and mainline railway station, making it a superb choice for modern family living.

The Home...
With its handsome red-brick and flint elevations, distinctive dormer windows and attractive frontage, this substantial detached home makes a wonderful first impression. Built by Taylor Wimpey in 2012 to their popular 'Alder' design, the property has been significantly enhanced by the current owners, creating an exceptional family home that combines generous proportions with the versatility required for modern living.

The ground floor has been thoughtfully arranged to accommodate the demands of busy family life, offering a combination of sociable open-plan living and more intimate reception spaces. Undoubtedly the centrepiece of the home is the beautifully extended kitchen and dining room, spanning an impressive 26ft across the rear of the property. Flooded with natural light courtesy of a striking vaulted glazed roof, this wonderful space has been designed with both everyday family living and entertaining in mind. Full-width bi-folding doors open directly onto the rear garden, creating a seamless connection between inside and out during the warmer months. The kitchen itself is beautifully presented, featuring an extensive range of contemporary white shaker-style cabinetry, elegant work surfaces and a selection of integrated appliances. A generous central island provides additional preparation space, storage and informal seating, while the adjoining dining area offers ample room for family gatherings and entertaining friends. Underfloor heating adds another touch of comfort to this impressive extension.

A separate utility room provides valuable practicality, keeping laundry and household essentials neatly away from the main living accommodation, and also houses the gas-fired boiler.

Elsewhere, the ground floor continues to impress with a comfortable sitting room, ideal for relaxing in the evenings, alongside a separate snug or family room that could equally serve as a children's playroom, television room or additional reception space. A dedicated study offers the perfect solution for those working from home, while a ground-floor cloakroom completes the accommodation.

The first floor is home to three bedrooms, including a particularly generous principal bedroom measuring approximately 18ft 4in x 15ft 5in. This lovely room benefits from fitted wardrobes, a dressing area and its own en-suite shower room. The remaining two bedrooms are well proportioned and are served by a further en-suite shower room and a contemporary family bathroom. A staircase rises to the second floor, where two further bedrooms provide excellent additional accommodation. Both enjoy impressive lengths of approximately 18ft 5in, with the flexibility to accommodate growing families, older children or visiting guests. A separate shower room serves this floor, making it particularly well suited to those seeking an element of independence or privacy

Throughout, the property has been finished in a tasteful, contemporary style, with neutral décor, attractive flooring and carefully considered touches. Further benefits include gas-fired central heating, Amtico flooring throughout the ground floor, replacement double-glazed windows installed in 2025 and an impressive EPC rating of B.



The Outside...
The outside space has been thoughtfully arranged to offer an appealing balance of entertaining areas, family-friendly lawn and manageable maintenance. To the rear, the enclosed garden provides a pleasant setting for outdoor living, with a generous timber-decked terrace extending across part of the garden. A substantial timber pergola creates a wonderful outdoor seating and dining area, complete with space for comfortable garden furniture, making this an inviting spot for summer barbecues, evening drinks or simply relaxing in the sunshine.

The remainder of the garden is predominantly laid to lawn, offering space for children to play, while established planting and attractive dark-painted fencing provide a smart backdrop. The garden is fully enclosed, making it particularly appealing to families with children or pets. The bi-folding doors from the kitchen/dining room open directly onto the garden, further enhancing the connection between the principal living accommodation and the outside space.

To the front, an attractive resin-bound driveway provides generous off-road parking and leads to the attached single garage. The garage offers further parking or storage space, while the property's handsome brick and flint exterior gives it excellent kerb appeal.

The Location...
Cedar Avenue forms part of Sandrocks, an established and popular residential development situated off Rocky Lane on the southern fringes of Haywards Heath. Particularly appealing to families, the development enjoys a pleasant residential setting while remaining conveniently positioned for the town's extensive amenities, schools and transport connections. For those who enjoy the outdoors, there are lovely countryside walks and nearby bridleways, including routes towards Fox Hill and the popular Fox & Hounds public house. The development also benefits from a children's play area, adding to its family-friendly appeal.

Haywards Heath town centre offers an excellent selection of shopping, leisure and recreational facilities, including Waitrose and Sainsbury's supermarkets, The Orchards shopping centre and a variety of independent shops, cafés and restaurants. The Broadway is particularly popular for its selection of places to eat and socialise, while a Sainsbury's Local is conveniently positioned within walking distance of the property.

For commuters, Haywards Heath mainline railway station is approximately two miles away, providing regular services towards London, Gatwick Airport and Brighton. The nearby A272 relief road also offers convenient road connections towards the A23 and wider motorway network. The surrounding area is well served by a selection of primary and secondary schools, including Warden Park Secondary Academy in neighbouring Cuckfield, making this a particularly attractive location for families looking to establish themselves in Mid Sussex.

Additional Information...
Tenure: Freehold
Council Tax Band: F
Estate Charge: £406 per annum
Services: All mains services connected (gas, electricity, water and drainage)
Local Authority: Mid Sussex District Council





