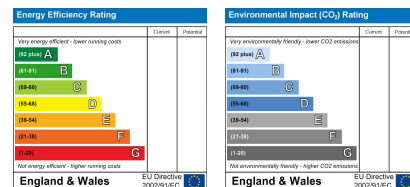


Approx. Gross Internal Floor Area 2420 sq. ft / 225.16 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



29 Lewes Road, Haywards Heath, RH17 7SP

Guide Price £1,000,000 Freehold

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29 Lewes Road, Haywards Heath, RH17 7SP

Guide Price £1,000,000 - £1,100,000

Welcome to Little Orchard

Are you looking for a characterful 1930s family home on one of Haywards Heath's most prestigious addresses? Little Orchard is the sort of home that makes an impression before you even step inside, with handsome 1930s architecture, real kerb appeal, a long frontage and an established setting on one of Haywards Heath's most prestigious roads.

Designed by the renowned 1930s architect Harold G Turner, the house carries many of his characteristic features, from oak doors and the oak staircase to exposed beams, lead light windows, fireplaces and beautifully proportioned rooms. These details give the home a real sense of identity and warmth, with character at every turn but without compromising on the practicalities needed for family life.

The layout is generous and well-balanced, extending to approximately over 1,800 sq ft (2,420 sq ft if including the detached garage). There is a natural flow between the principal living spaces, a choice of reception rooms, four bedrooms, two bath/shower rooms and a detached double garage with a first-floor studio above. It is a home that already works brilliantly, yet also offers clear scope for a future buyer to enhance or extend, subject to the necessary consents.

Homes of this style, quality and setting are rarely available, particularly on Lewes Road, which remains one of Haywards Heath's most sought-after addresses.

Family Friendly Flexibility

The ground floor is full of charm and works brilliantly for day-to-day family living. The main reception room is a wonderfully inviting space, with a red brick fireplace as the focal point and views through to the dining room beyond. It has that cosy, lived-in feeling that is so often missing from more modern homes, while still offering excellent proportions. The ground floor has a lovely sense of flow, with the rooms arranged in a way that feels both sociable and practical.

The reception room is a warm and inviting space, with a red brick fireplace providing a natural focal point. It is a room that feels instantly comfortable, with plenty of space for relaxed seating while still connecting beautifully through to the dining room beyond.

The dining room is a real highlight. Exposed beams, parquet flooring, lead light windows and garden views all combine to create a room with genuine character. It is large enough for family gatherings and entertaining, while the French doors provide a direct connection out to the garden, making it particularly enjoyable in the warmer months.

The kitchen sits centrally within the ground floor and is fitted with blue cabinetry, granite worktops and space for a breakfast table. It is perfectly usable as it stands, but there is also obvious potential here. Subject to the necessary consents, many buyers may explore extending or reconfiguring this part of the house to create a larger kitchen/dining/family space opening more directly onto the garden. Done well, this could be a fantastic addition while still preserving the Turner character of the original home.

There is also the essential ground floor cloakroom.



Sleep & Soak....

The first floor continues the same sense of character and proportion, with four bedrooms arranged around a generous landing. The principal bedroom is a particularly lovely room, extending to almost 18ft and enjoying a dual aspect with lead light windows and exposed beams. It feels calm, bright and spacious, with its own dressing room/en-suite shower room adding a useful modern convenience.

There are three further bedrooms, each offering flexibility for family life, guests or additional home working space. The family bathroom is neatly presented with a bath and shower screen, tiling and a bright window outlook.

What works especially well upstairs is the balance of the rooms. The house feels like a proper family home, with enough space for everyone without losing the charm and intimacy that makes older homes so appealing.

Gardens & Grounds

Little Orchard sits well within its plot, set back from Lewes Road behind a long frontage, mature planting and an attractive driveway approach. In total, the plot extends to 0.27 acres and there is a real sense of arrival here, with established hedging and greenery framing the house beautifully.

The rear garden is a wonderful feature of the home. It feels secluded and established, with a broad lawn, mature boundaries, planted borders and terrace areas for outside dining. It is the sort of garden that works for children, pets and entertaining, while also offering peaceful corners to sit and enjoy the setting.

The driveway provides ample parking and leads to the detached double garage. Above the garage is a generous first-floor studio, extending to approximately 20ft, which adds superb flexibility. It would make an excellent home office, creative studio, hobbies room, gym or teenage den, nicely separate from the main house.

With its Turner heritage, handsome architecture, generous plot and scope to adapt over time, Little Orchard is a rare opportunity to secure a distinctive family home on one of Haywards Heath's most prestigious roads.

Out & About

Little Orchard sits on the prestigious Lewes Road conservation area on the East side of Haywards Heath. Haywards Heaths mainline station 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 driving distance with a café and wine bar. There are a variety of other local amenities within close proximity including The Orchards Shopping Centre, The Broadway and Lindfield village.

The area offers reputable schooling in both the private and state sectors including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls. In the state sector, Oathall Community College and Northlands Wood Primary are close by.

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.

