

55

WESTERN ROAD
HAYWARDS HEATH



PSPhomes

Step Inside...

This truly exceptional semi-detached home is, without doubt, one of the finest period homes we have seen, having been substantially extended by the current owners to a stunning home that combines Victorian elegance with a flawless modern specification to dramatic effect.

The inviting sitting room extends to 23ft and is a traditional space with a beautiful open fireplace, perfect for a winter's evening.

The bay window, picture rails, architraves, ceiling rose and deep skirting add character and the café style plantation shutters provide privacy.

Further attributes include tasteful 'Farrow & Ball' décor, mostly uPVC double glazed windows and gas fired central heating throughout with some beautiful cast iron Victorian radiators and thermostatic 'Hive' system.

There is also a 'Hue' controllable spotlight system allowing bespoke ambience. The house also has green credentials with solar panelling that generates an annual income and covers the cost of hot water and an electric car charging point.



“40ft of truly 'wow-factor' kitchen that is the perfect entertaining space...”

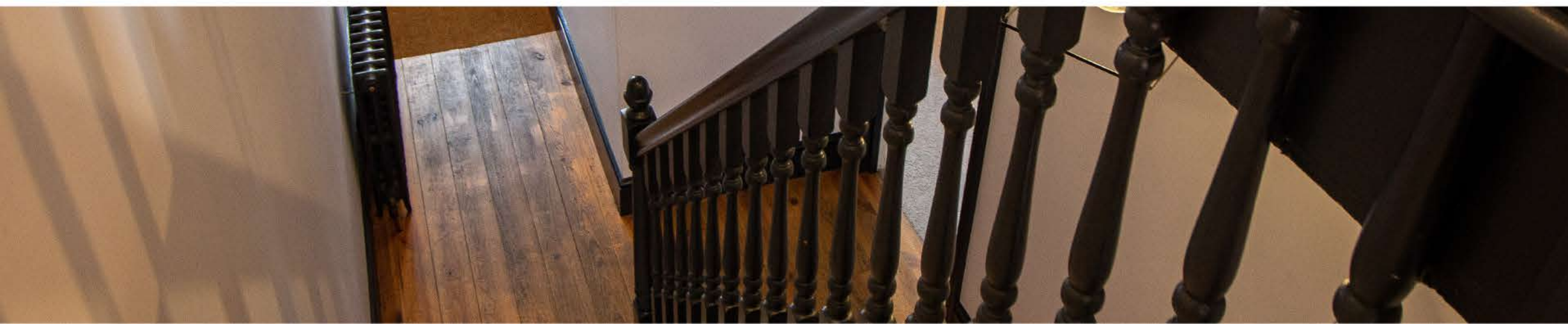


The Kitchen...

The open plan kitchen/dining/family room was extended in 2018, enjoys two-tone 'Farrow & Ball' colours and is a legitimately a 'wow-factor' space. Extending to nearly 40ft with sliding doors onto the garden, this is the perfect space for entertaining and there are opulent touches at every turn with quartz worktops, underfloor heating, bespoke units, and porcelain tiles that flow onto the outside terrace.

The room is flooded with natural light by the large lantern and there is an array of top of the range appliances including a full-height fridge, full-height freezer with ice dispenser, dual temperature drinks fridge, Neff five ring gas hob, Caple inset extractor fan, dishwasher, 'slide & hide' combi oven and Grohle 'boiling water' tap.





The Bathroom,...

Each bedroom is served by the gorgeous family bathroom that incorporates classic Victorian styling with a sleek modern finish including a deep roll top cast iron bath, luxurious walk-in power shower, 'St James' fittings, double sinks, two heated towel rails and period style tiled flooring...





Step Outside...

To the rear is a quite superb garden that extends to approximately 170 ft, with a favoured westerly aspect meaning there is plenty of afternoon/evening sunshine. The large porcelain terrace flows seamlessly from the kitchen to provide 'inside-outside' living during the summer months and is the perfect spot for 'al-fresco' dining. There is a large expanse of lawn and impressive gazebo that provides a secondary entertaining space. At the top of the garden is a fully insulated GARDEN STUDIO with power, lighting, heating and internet, making it an ideal space for home working.

To the front is a block paved driveway providing off road parking.



The Location...



Western Road is conveniently located within a short walk of Haywards Heath town centre with its extensive range of shops,

Haywards Heath's mainline train station is approximately 1.2 miles distant and provides fast regular services to London (Victoria/London Bridge) Brighton and Gatwick International Airport. There are beautiful villages surrounding the town including Lindfield, Cuckfield, Ardingly (home of the South of England Show) and Newick.

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

The Broadway is the town's social centre with a range of cafés, bars and restaurants including Cote Brasserie, Pascals Brasserie, Lockhart Tavern, Cafe Rouge, WOLFOX Coffee House, Orange Square, Pizza Express, Zizzi and Roccas Italian.

The property falls in a good location for the reputable St. Wilfrid's CofE primary school. St. Joseph's R C primary school and Oathall Community College. Central Sussex College Haywards Heath is approximately 1.5 miles distant for sixth formers.

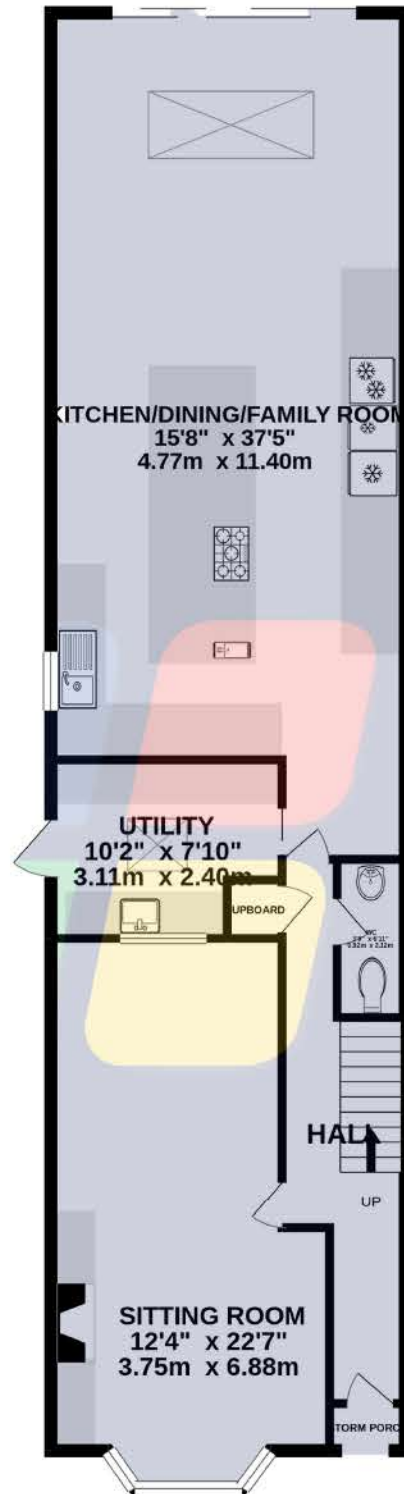
Further afield is the cosmopolitan city of Brighton and Hove (17 miles) with the world famous 'Lanes' for shopping, Palace Pier and seafront. For walkers, South Downs National Park is also within easy reach by car.



55 Western Road, Haywards Heath, West Sussex RH16 3LR



GROUND FLOOR
1189 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 2092 sq.ft. (194.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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