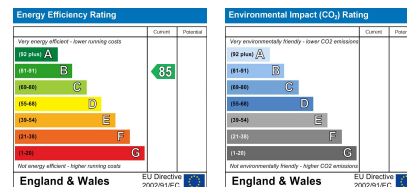
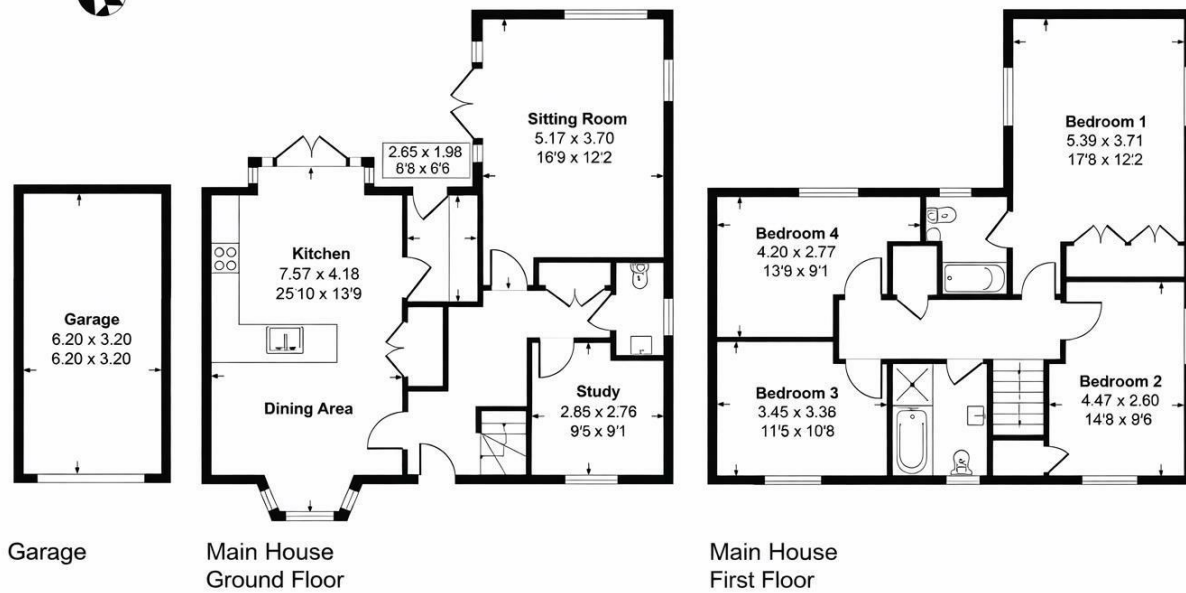


25 Sophia Place, Haywards heath, RH16 4ZW

Main House Approx. Gross Internal Area:- 147.51 sq.m. 15887 sq.ft

Garage Approx. Gross Internal Area:- 19.84 sq.m. 213 sq.ft

Total Approx. Gross Internal Area:- 167.35 sq.m. 1800 sq.ft



**BRITISH
PROPERTY
AWARDS**

2022



GOLD WINNER

**PSP HOMES
SOUTH ENGLAND
(OVERALL)**



25 Sophia Place, Haywards Heath, RH16 4ZW

£750,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES

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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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25 Sophia Place, Haywards Heath, RH16 4ZW

Built in 2022 by David Wilson Homes in Wychwood Park, Haywards Heath.

Kitchen/diner, utility room, triple-aspect living room with French doors, study and cloakroom.

Main bedroom with en-suite plus three further double bedrooms and family bathroom.

Enclosed garden with patio, powered garage and tandem driveway.

Gas central heating, double glazing, NHBC warranty and EPC B.

Guide Price £750,000 - £800,000

The Home...

A well-presented four-bedroom double-fronted detached home built in 2022 and tucked away within a modern development on the southern side of Haywards Heath, enjoying an outlook across grassland and woodland to the front. The property combines red brick and tile-hung elevations and benefits from the remainder of the NHBC warranty. The accommodation extends to approximately 1,587 sq ft and is well arranged with a neutral finish throughout.

The front door opens into an L-shaped entrance hall with a useful double coats cupboard and cloakroom. The triple-aspect sitting room is a bright reception room with French doors opening onto the rear garden. The kitchen/dining room sits to the rear of the house and features a bay window to the front and double doors opening onto the garden. It is fitted with modern grey units and marble-effect worktops and includes integrated appliances comprising an AEG oven and combi oven, five-ring gas hob, dishwasher and full-height fridge and freezer. A separate utility room adjoins the kitchen and provides space for laundry appliances, while a study overlooking the front offers an ideal space for working from home.

Upstairs, the main bedroom is impressive, extending to nearly 17ft and enjoying a dual aspect, fitted wardrobes, and a stylish en-suite shower room. The three further bedrooms are all doubles, two with fitted wardrobes, and are served by a contemporary family bathroom upgraded to include both a separate bath and a walk-in shower with drench head.

Outside...

A block-paved driveway provides parking for two to three vehicles and leads to the attached single garage. The front garden is arranged over tiers with sleeper retaining beds and steps leading to the entrance. Gated side access leads to the enclosed walled rear garden, which has been landscaped for low maintenance with an artificial lawn and an L-shaped paved terrace suitable for outdoor seating and dining.



Out & About...

The home is situated within the sought-after Wychwood Park development, located off Rocky Lane (A272) in southern Haywards Heath. This development occupies a former agricultural site and is thoughtfully integrated around existing ancient woodland, offering a harmonious blend of modern living and natural surroundings

The A272 provides convenient links to both the East and West, ensuring swift access to Burgess Hill, central Haywards Heath, and surrounding areas. Haywards Heath town centre is approximately 1.5 miles away, offering a comprehensive range of shopping facilities, including The Orchards Shopping Centre, which houses retailers such as Marks & Spencer, Costa Coffee, and Café Nero.

For commuters, Haywards Heath station is just under two miles distant, providing excellent rail links to London Bridge and Victoria (approximately 47 minutes), Gatwick International Airport (around 20 minutes), and Brighton (approximately 20 minutes).

The area boasts a selection of primary schools, including Northlands Wood Primary, St Joseph’s Catholic Primary, and St Wilfrid’s Primary. Secondary education options include Warden Park in neighbouring Cuckfield and Oathall Community College in Lindfield.

The social hub of the town is The Broadway, which features a variety of bars, pubs, and restaurants, including Cote, offering a vibrant atmosphere for dining and socialising.

The Specifics...

Tenure: Freehold

Title Number: TBC

Services: All mains services. Gas fired central heating. Full fibre broadband available

Estate charge: Approximately £350 per annum for maintenance of communal areas

Council Tax: Band F – Mid Sussex District Council

