Approx. Gross Internal Floor Area 2163 sq. ft / 201.00 sq. m

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

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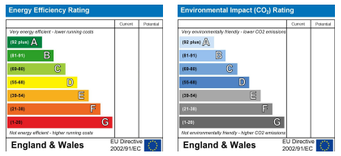

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24 St. Pauls On The Green, Haywards Heath, RH16 3BD

Guide Price £825,000 Freehold

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Five Things We Love...

A private position – Tucked away within an exclusive corner of St Paul's on the Green, the property enjoys one of the development's most secluded and peaceful settings.

Over 2,160 sq ft of versatile living space – Five double bedrooms, three bath/shower rooms and multiple reception areas provide flexibility for growing families, home working and multi-generational living.

The covered loggia – Flowing directly from the kitchen/dining room, this superb sheltered outdoor space is perfect for year-round entertaining, whatever the season.

A larger-than-average south-facing garden – Offering an excellent degree of privacy, the generous rear garden provides plenty of space for children to play, outdoor dining and relaxing in the sun.

Exceptional convenience – Just a short walk from Haywards Heath's town centre and mainline station, with excellent schools, shops, cafés and fast rail links to London, Brighton and Gatwick all within easy reach.

Guide Price £825,000 - £850,000

Occupying one of the most desirable positions within Charles Church's sought-after St Paul's on the Green development, this impressive five-bedroom family home enjoys a wonderfully private setting, tucked away within a quiet enclave of just a handful of homes. Hidden from passing traffic, the position offers an exceptional sense of privacy and security, while the generous plot provides one of the largest gardens within the development.

Constructed in 2010, this handsome rendered townhouse extends to over 2,160 sq ft of beautifully proportioned accommodation arranged across three floors. Designed with modern family life in mind, the layout offers exceptional flexibility, with five bedrooms, three bath/shower rooms, two reception rooms and an impressive kitchen/dining room that naturally becomes the heart of the home.

The Home...

A welcoming entrance hall leads through to the principal reception spaces, including a bright triple-aspect sitting room where French doors open directly onto the rear garden, creating a seamless connection between inside and out. A second reception room provides excellent versatility, making an ideal family room, children's playroom, formal dining room or home office depending on your lifestyle.

Spanning over 23ft, the kitchen/dining room is perfectly designed for everyday family living as well as entertaining. With generous worktop space, ample storage and room for a large dining table, it is a sociable space where everyone naturally gathers. A separate utility room keeps the practicalities tucked away, while double doors open onto one of the home's standout features - a covered loggia. This sheltered outdoor room creates an extension of the kitchen, offering the perfect setting for year-round entertaining, whether enjoying a summer barbecue, relaxed evening drinks or a cosy outdoor dining space long after the seasons change.

The first floor is home to the principal bedroom with its en-suite bathroom, alongside two further bedrooms and the family bathroom. On the second floor are two exceptionally generous double bedrooms served by an additional shower room, creating an ideal floor for older children, guests, multi-generational living or those working from home.

Throughout, the accommodation offers an outstanding balance of space and versatility, adapting effortlessly to the changing needs of modern family life.

Step Outside...

The outside space is every bit as impressive as the accommodation. Occupying a larger-than-average plot for the development, the south-facing rear garden offers an excellent degree of privacy, creating a peaceful setting that is rarely found within modern developments. The covered loggia provides a fantastic all-weather entertaining space, while the remainder of the garden offers generous lawn and patio areas, making it ideal for both family life and outdoor entertaining throughout the year.

To the front, the property enjoys an equally private approach within this exclusive corner of the development. A private driveway provides off-road parking and leads to the detached single garage, offering secure parking, excellent storage or potential as a workshop or home gym.

Homes occupying positions such as this rarely become available. Combining over 2,160 sq ft of versatile accommodation with one of the development's most private settings, a larger-than-average garden and excellent access to Haywards Heath town centre and mainline station, this is a superb opportunity to acquire a substantial family home in one of the area's most desirable modern developments.

The Location...

St Paul's on the Green is widely regarded as one of Haywards Heath's most desirable modern developments, combining the convenience of a central location with the peaceful atmosphere of a private residential setting. Arranged around an attractive central green and forming part of The Heath Conservation Area, the development enjoys a unique character that sets it apart from many newer schemes. Designed by Charles Church, the neighbourhood has matured beautifully over the years, with landscaped communal spaces creating an attractive environment for families and professionals alike.

For commuters, few locations are more convenient. Haywards Heath's mainline railway station is less than half a mile away, offering regular direct services to London Victoria and London Bridge in around 45-50 minutes, Gatwick Airport in approximately 15 minutes, and Brighton in around 20 minutes. The town centre is also within easy walking distance, where you'll find Waitrose, Sainsbury's, Marks & Spencer Food, The Orchards Shopping Centre and the vibrant Broadway, home to an excellent selection of independent cafés, restaurants and bars.

Families are particularly well catered for, with a number of highly regarded schools nearby including Oathall Community College, Blackthorns Primary Academy, Warden Park, Ardingly College, Great Walstead School and Hurstpierpoint College. For those who enjoy the outdoors, The Heath, Victoria Park and the surrounding Sussex countryside are all close at hand, while the A23 and A272 provide excellent road links to Brighton, Gatwick, Crawley and the M25.