



**hamlyn  
smith.**

Upton Drive, Haywards Heath, RH17

EPD

**£360,000**

# hamlyn smith.

 2 Bedrooms

 1 Receptions

 1 Bathrooms

Set within the desirable village of Ansty, this beautifully presented modern Coach House on Upton Drive offers generous and stylish accommodation with a strong sense of privacy. The property features an impressive open-plan kitchen/reception room, two well-proportioned double bedrooms and a contemporary bathroom. Further highlights include two allocated parking spaces within a private rear forecourt and the benefit of a long lease. Perfectly positioned for village living with easy access to Haywards Heath, mainline transport links and surrounding countryside.



- Spacious 2-Bedroom Coach House
- Own Private Entrance
- Ample storage throughout
- Juliet Balcony from Living & Dining Room
- Long 144 Year Lease, Low S/Charge Costs & Share of Freehold
- Parking for 2 Cars in Private Forecourt
- Large Family Bathroom
- Built in 2021 (Remaining NHBC Warranty)
- Close proximity to Haywards Heath, Cuckfield & Burgess Hill
- Easy Access to A23, countryside and rural towns and villages







# hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

Positioned within the sought-after village of Ansty, this spacious and well-presented coach house offers an impressive 984 sq ft of accommodation, combining generous room proportions with a practical and versatile layout — ideal for professionals, downsizers or investors alike. Accessed via its own private entrance, the property immediately feels more like a house than a typical apartment. The ground floor provides an entrance lobby with staircase rising to the main accommodation, offering privacy and separation from the living spaces above.

The first floor opens into a wide central hallway, creating a natural flow throughout the home. At the heart of the property is the superb open-plan kitchen/reception room, an exceptionally large and light-filled space measuring over 33 feet in length. This room easily accommodates distinct living, dining and entertaining zones, making it perfect for both everyday living and hosting guests. Double doors open to a Juliet-style balcony, allowing natural light to flood the room and enhancing the sense of space. The kitchen area is thoughtfully arranged with ample worktop and storage space, ideal for keen cooks while remaining sociable and open to the living area.

The property offers two well-proportioned double bedrooms, both positioned to the rear of the apartment for privacy and quiet. Each bedroom benefits from excellent built-in storage, with the principal bedroom featuring a range of fitted wardrobes. The second bedroom is equally generous and well-suited as a guest room, home office or additional double bedroom.

A modern family bathroom serves the bedrooms and is fitted with a white suite including a bath with shower over, wash hand basin and WC, finished with practical and neutral tiling. There is also a useful storage cupboard off the hallway, further enhancing the apartment's strong sense of practicality.

The layout maximises space throughout, with clearly defined rooms, excellent ceiling heights and a feeling of openness rarely found in similar properties. Being set above garages, the apartment benefits from minimal neighbouring walls, further enhancing privacy and tranquillity.

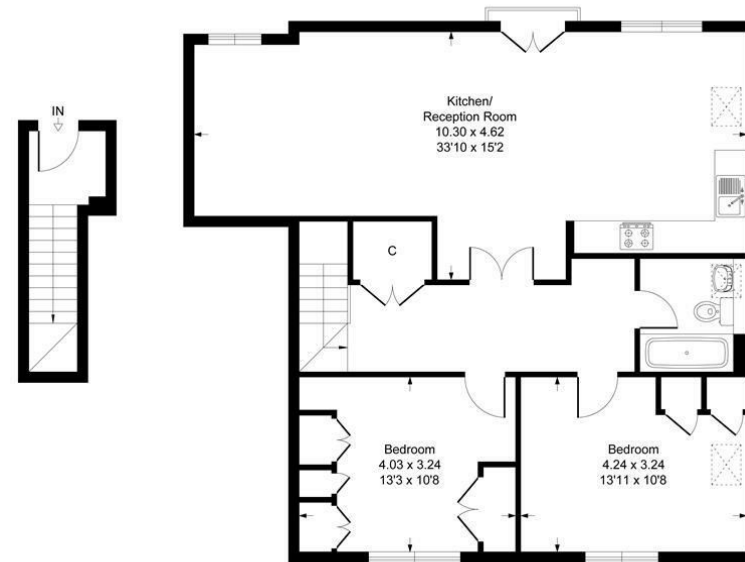
Externally, the property enjoys the rare advantage of two allocated parking spaces, located to the rear within a private forecourt, providing convenient and secure off-road parking. The apartment is held on a long lease with approximately 144 years remaining, and a share of freehold offering peace of mind for both owner-occupiers and investors.

Located in Ansty, the property enjoys the charm of village living while remaining extremely well connected. Haywards Heath mainline station is within easy reach, offering fast and direct services to London and the south coast. The village itself is well regarded for its community feel, green spaces and proximity to open countryside, while nearby Haywards Heath provides a wide range of shops, cafés and amenities. The apartment is situated within a well-established and well-maintained development that is professionally managed and thoughtfully cared for. The estate benefits from a low annual cost, ensuring an attractive and cost-effective environment that residents can enjoy with confidence. Altogether, this is a location that combines charm, convenience and quality of life in equal measure.

This is a rare opportunity to acquire a spacious, low-maintenance home in a highly desirable location — offering the independence of a house with the convenience of apartment living.

## Upton Drive

Approximate Gross Internal Area = 984 sq. ft / 91.4 sq. m



**Ground Floor**  
51 sq. ft / 4.7 sq. m

**First Floor**  
933 sq. ft / 86.7 sq. m

Produced By Planpixel.co.uk

