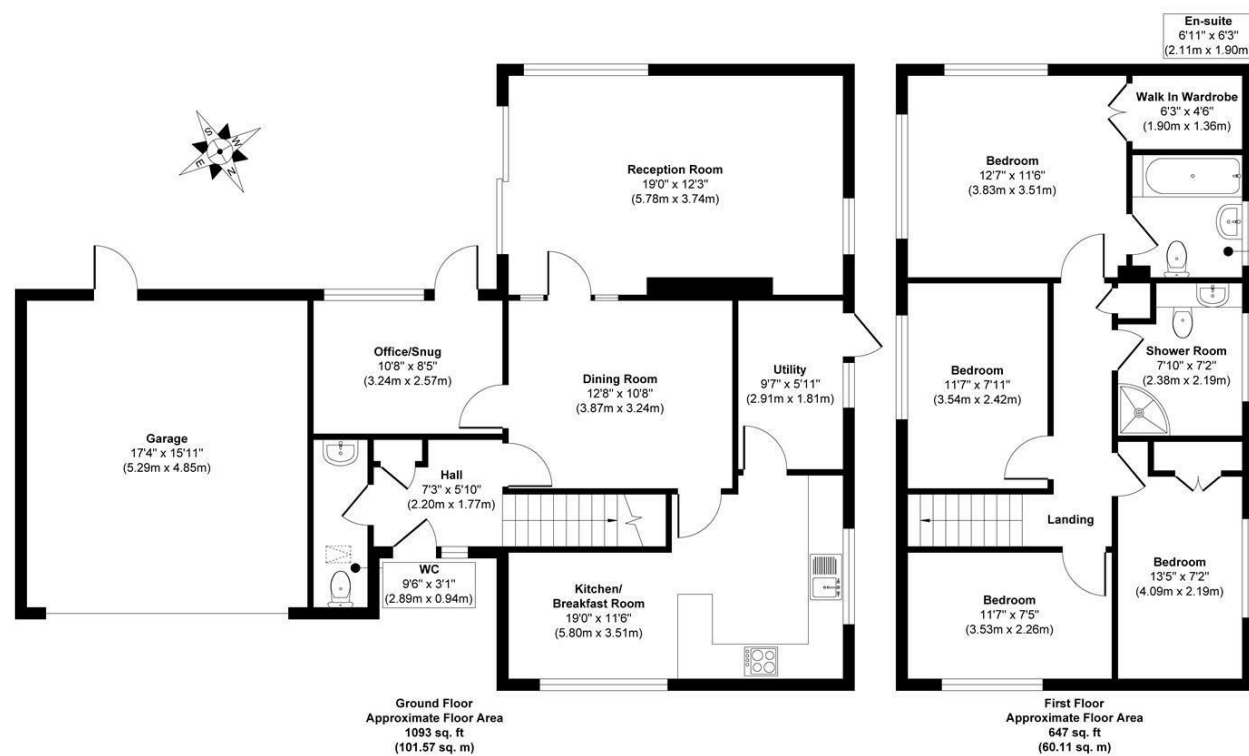
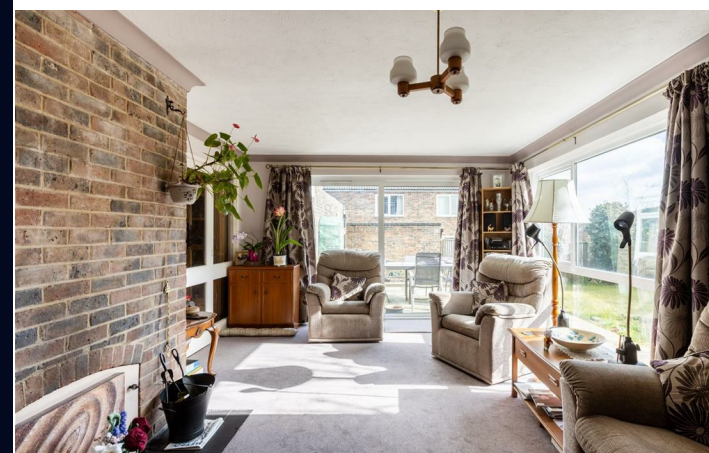




**Approx. Gross Internal Floor Area 1740 sq. ft / 161.68 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**9 Hurstfield Close, Haywards Heath, W. Sussex, RH17 7BQ**

**Guide Price £600,000 Freehold**

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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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9 Hurstfield Close, Haywards Heath, W. Sussex, RH17 7BQ

What we like....

- \* Peaceful cul-de-sac position.
- \* Spacious and highly flexible accommodation, great for a family.
- \* Double garage
- \* Sunny south facing garden

**The Home...**

This superb, detached home enjoys a peaceful cul-de-sac position and offers spacious and highly versatile accommodation that makes it perfect for a family.

The ground floor accommodation is incredibly flexible with three reception rooms and social kitchen/diner.

The sitting room is a fabulous space, extending to 19ft with glazing to three sides. The sliding doors open out to the garden and the exposed brick chimney creates an attractive focal point.

The dining room sits neatly between the sitting room, study/snug and kitchen and there is scope to knock through to create a large open plan space if preferred.

The snug would be the ideal home office or children’s play room and also opens out to the garden.

The kitchen is a great size, with plenty of space for a dining table. There is plenty of prep and storage space and floods of natural light. The separate utility hides away the noisier appliances and has a side door which is very handy after a muddy walk with the dogs.

There is also a ground floor cloakroom and useful coat cupboard.

On the first floor you have four good size bedrooms and two bath/shower rooms. The main bedroom has a dual aspect with lovely southerly views, walk-in wardrobe and ensuite bathroom.

The second, third and fourth bedroom are also doubles and served by the fully tiled shower room.

The home has gas fired central heating, is fully double glazed and there is access to an ultrafast fibre broadband connection – perfect for those who work from home or like to stream.

**Step Outside...**

Outside you have a delightful, south facing wrap around garden that is bathed in sunshine. The patio is the perfect spot for some al-fresco dining with friends & family and the level lawn is ideal for children to play.



Gated side access leads round to the front where there is a long garden and driveway parking for several cars. The attached double garage has an electric roller door and provides parking, storage and conversion possibilities.

**The Location**

Hurstfield Close is a quiet cul-de-sac lying off Hurstwood Lane on the eastern side of Haywards Heath and in a prime location for the Princess Royal Hospital and within walking distance of the town centre. The town itself offers plenty of shopping facilities including Marks & Spencers, Waitrose and Sainsbury’s Superstores, Dolphin Leisure Centre and The Broadway.

The mainline station is two miles distant and boasts fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton (20 minutes) and Gatwick International Airport (20 minutes) while by car surrounding areas can be easily accessed via the A272 and/or A23(M) with the latter lying 6.5 miles west at Warninglid/Bolney.

The local area is well represented in both state and private schooling including Ardingly College, Hurstpierpoint College, Worth School, Burgess Hill School for Girls, Great Walstead Preparatory School and Cumnor House (Danehill).

**The Specifics...**

Tenure: Freehold  
Title Number: WSX12003  
Local Authority: Mid Sussex District Council  
Council Tax Band: F  
Plot Size: 0.13Acres  
Broadband: Ultrafast

We believe this information to be correct but cannot guarantee its accuracy and suggest intending purchasers check details personally

