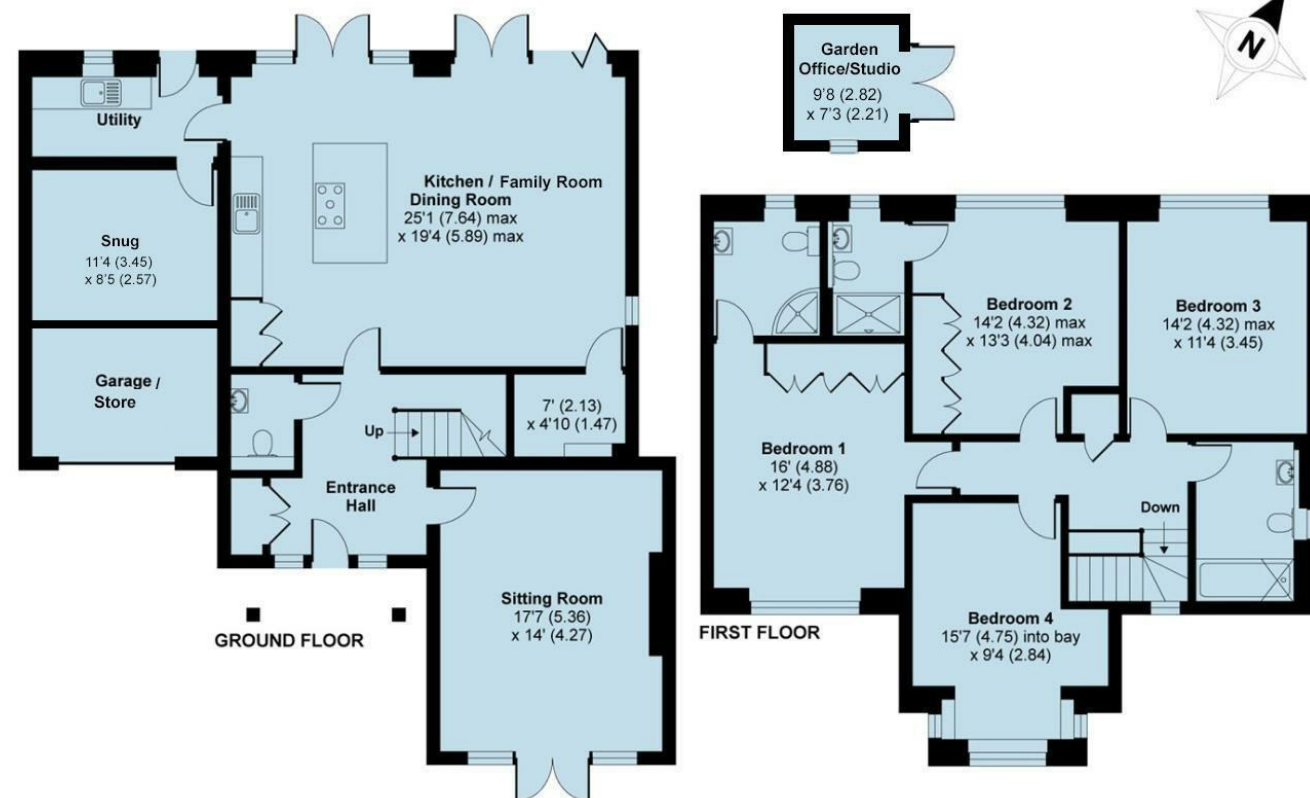
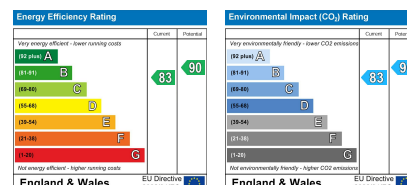


## Hurstwood Close, Haywards Heath, RH17 7FU

APPROX. GROSS INTERNAL FLOOR AREA 2008 SQ FT 186.5 SQ METRES EXCLUDES GARAGE/STORE, SNUG & GARDEN STUDIO



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



1 Hurstwood Close, Haywards Heath, West Sussex, RH17 7FU

Guide Price £875,000 Freehold

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk



1 Hurstwood Close, Haywards Heath, West Sussex, RH17 7FU

GUIDE PRICE £875,000 - £900,000

What we like...

- \* Superb open plan kitchen/dining/family room with bi-fold doors on to the garden.
- \* Inviting sitting room with vaulted ceiling and its own private southerly courtyard.
- \* Exclusive cul-de-sac of just five executive homes.
- \* Remainder of a 10 year new homes warranty.
- \* Spacious master bedroom with stylish en-suite.

GUIDE PRICE £875,000 - £900,000

Offers invited within this range.

The House...

An attractive detached family home built by 'Denton Homes' in 2017 to an exacting standard with a high specification internal finish. Combining traditional tile hung & brick external elevations with slick, contemporary interior design and free-flowing living space, this superb home provides spaciousness and quality in equal measure.

The 25ft x 19ft kitchen/dining/family room is without doubt the hub of the home. There are two sets of folding doors opening on to the garden, providing that essential 'inside-outside' feel during the summer months. The kitchen itself is luxurious with composite stone worktops, central island, gloss tiled flooring and a range of integrated appliances ('Siemens' multi-function oven & microwave, 5 ring gas hob & extractor, fridge/freezer, dishwasher & wine cooler).

The inviting sitting room is a joy to behold with vaulted ceiling, central fireplace with wood-burner and 'French' doors opening on to an exclusive south facing courtyard.

Further ground floor accommodation includes the utility room with door into a cosy snug (perfect for children), cloakroom and impressive reception hall.

The turned staircase rises to the galleried first floor landing. The master bedroom is spacious, enjoys an extensive range of wardrobes and a stylish en-suite shower room. The guest bedroom also has it's own en-suite whilst the two further double bedrooms are served by the contemporary family bathroom.



Further attributes include gas central heating with underfloor heating on the ground floor, double glazing, oak veneer internal doors, CAT6 cabling, neutral décor and the remainder of a 10 year NHBC warranty for peace of mind.

Step Outside...

To the front the house is approached by a block-paved driveway which provides parking for 2/3 cars and leads to an integral garage store with electric door. The garden wraps around three sides and is laid mainly to lawn, which is ideal for children to play. The paved terrace provides the perfect spot for 'al-fresco' dining and outside entertainment. There is also a newly build (2020), fully powered, garden studio that is the ideal spot for home working.

The Location...

The property is located on a exclusive residential close of just five homes, off Hurstwood Lane, on the southern fringes of Haywards Heath with attractive & recently built detached homes directly opposite. The town provides good shopping & leisure facilities including the Orchards Shopping Centre, Waitrose & Sainburys Superstores, Olympus 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 area is well-represented with reputable schooling in both the private & state sectors.

Information:

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: G

