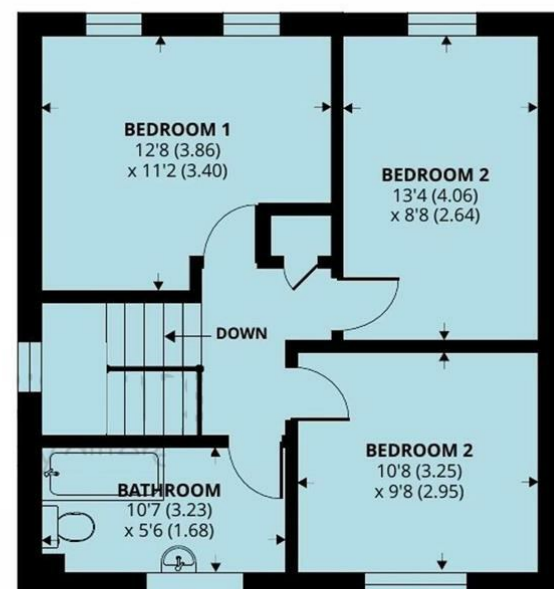


GROUND FLOOR



FIRST FLOOR

## Holmbush Close, Haywards Heath

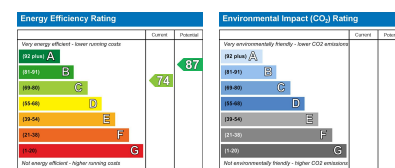
Approximate Area = 1045 sq ft / 97.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1048897



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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.



6 Holmbush Close, Haywards Heath, West Sussex, RH16 4RS

Guide Price £375,000 Freehold

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6 Holmbush Close, Haywards Heath, West Sussex, RH16 4RS

Guide £375,000 - £400,000

What we like...

- \* Superb open plan living space.
- \* Stylish kitchen and contemporary bathroom.
- \* Three generous double bedrooms.
- \* Peaceful, tucked away position in quiet cul-de-sac.

Guide £375,000 - £400,000

Welcome Home...

This smartly presented three-bedroom home offers over 1,000 sq ft of well-balanced accommodation, ideal for family life or those looking for a “move-straight-in” option.

The layout works brilliantly. A useful entrance porch (with storage for coats and shoes) opens into a welcoming hallway with access to a downstairs cloakroom, the kitchen, and the open plan living/dining room. The living space is lovely and bright thanks to its dual aspect, and French doors lead straight out to the garden — perfect for summer days. The layout flows really well with a semi-open connection to the kitchen, making it feel sociable without being too open.

The kitchen itself is a timeless shaker design with oak worktops, a butler sink, and a full suite of integrated appliances including an oven, gas hob, dishwasher, fridge and freezer. There's even a larder cupboard.

The entire ground floor has recently been upgraded with attractive wooden flooring that is tasteful and practical. Other practical points to note include double glazing, and gas central heating with modern radiators on the ground floor.

On the first floor, we have three genuine double bedrooms - a rarity at this price point, each served by the beautiful and stylish bathroom, which is brand new and features modern tiling, a shower over the bath, and contemporary fittings.

Step Outside...

To the front, the property enjoys a neatly kept lawn with a pathway leading to the front door and along the side of the house. The rear garden is east-facing and has a lovely established feel, with a paved terrace ideal for morning coffee or evening dining. A raised lawn is bordered by an array of mature planting, including shrubs, flowers, and even a grapevine tucked away at the back.

To the side, there’s a large shed with power — perfect for use as a workshop, hobby space, or just additional storage. A side gate provides handy access to the parking area, where there is one allocated space. The EV car charge point is a real bonus for anyone who has an electric car.



The Location

Holmbush Close is situated off of Rocky Lane, on the southern fringes of Haywards Heath, ideally positioned to take full advantage of Haywards Heath's A272 relief road that provides swift vehicular access to the east and west, with the latter leading the A23(M) and M25 beyond. There are bridleways ideal for dog walking towards the Fox & Hound pub in Fox Hill and there are a number of easy access woodland/park type areas for walking and playing. A regular bus service runs along Rocky Lane and provides links to the town centre, Princess Royal Hospital, mainline station and surrounding towns/villages.

Haywards Heath's mainline station is two miles distant and provides fast & regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town offers extensive shopping facilities including Sainsburys and Waitrose superstores and The Orchards shopping centre. The Broadway boasts a selection of bars, cafés and restaurants including Gravlax Coffee Roasters (great for a brunch), Lockhart Tavern Gastropub, Bar42 Tap Room, Pizza Express & Zizzi. The nearest shopping facilities is Sainsbury's Local which is roughly a 10 minute walk.

The area is well represented in both primary and secondary schooling with this house falling in to the catchment area for Warden Park, in the neighbouring village of Cuckfield.

The Specifics...

Tenure: Freehold  
Title Number: WSX237007  
Council Tax Band: D  
Local Authority: Mid Sussex District Council T: 01444 458166  
Broadband Speed: Ultrafast Fibre

We believe the information above to be correct but recommend intending buyers check the details personally.

