

# 1 Southern View

Haywards Heath

# Welcome Home

This striking three-storey detached home is a former show home, was built in 2017 by Crest Nicholson and offers a superb amount of living space and strong kerb appeal, set within the popular and well-planned The Beeches development. Finished in a modern New England-inspired style, the exterior pairs red brick on the lower levels with crisp weatherboard cladding above, topped with a tiled roof and featuring twin Juliette balconies and elegant window lines – giving it that fresh, coastal-influenced look that feels both timeless and contemporary. This substantial home offers an impressive 2,758 sq ft of beautifully presented, flexible living space – ideal for families looking for a modern, turn-key property. The home still benefits from the remainder of the 10-year new-build warranty, giving added reassurance and peace of mind.

Spread across three well-designed floors, the accommodation offers a versatile layout that can easily adapt to family needs – whether that's creating a home office, a playroom, or even converting part of the double garage (subject to planning) into an annexe or additional living space. Throughout, the interiors are pristine, with a high standard of finish and thoughtful design details that bring a real sense of comfort and style.







# Modern Grandeur

Upon entry you're welcomed by a generous hallway which leads through to an enormous walk-in boot room with cloakroom beyond.

The sitting room extends to 24ft, offering a sense of grandeur rarely seen in modern homes with high ceilings, large bay window and a log burner that is the perfect focal point on a chilly winter's evening.

The ground floor also has the large utility room that leads through to the integral double garage which offers huge storage and parking space. There is of course huge scope to convert this space into further accommodation including a gym or even an annexe (you could use the utility as a kitchen and water supply is already in place. Any work is of course STPP





# The Heart Of The Home

A turned staircase rises to the first/upper ground floor. This is where you'll find the heart of the home – a truly impressive 24ft x 20ft open-plan kitchen, dining, and family room.

This space is designed for modern living, with large windows and French doors that open directly onto the garden, creating a seamless connection for inside-outside living – ideal for family time, entertaining, or simply enjoying the natural light and garden views.

The stylish kitchen is well-equipped with a full range of integrated appliances, including a full-height fridge and freezer, double oven, dishwasher, wine cooler, and breakfast bar with underlighting. The quartz counters add a touch of class and the peninsular breakfast bar is perfect for those busy mornings.











## Bed, Bath & Beyond

Also on this level are two spacious double bedrooms (one with en suite), a cloakroom, and a dedicated study/home office that also opens onto the garden – offering flexibility as an additional bedroom, if needed.

On the top floor, you'll find the utterly fabulous master suite which runs the entire depth of the house, complete with a generous dressing area fitted with wardrobes and a luxurious en suite featuring both a bath and a separate shower. There's also another good-sized double bedroom on this floor, served by a separate family bathroom, making it ideal for older children or guests.

Being a recent build, the home offers a huge degree of energy efficiency with impressive insulation levels (EPC: B), high performance double glazing and thermostatic gas fired central heating system. For those who work from home or like to stream you have access to an Ultrafast fibre broadband connection and the internal doors are quality oak.













## Step Outside

Outside, the double-width brick-paved driveway offers plenty of off-street parking, complimented by a smart front lawn edged with attractive flower and shrub borders. The integral double garage enjoys electric up and over garage doors for easy access.

The rear garden is a real highlight – thanks to the home's position, it enjoys sunshine throughout the day in summer, setting beautifully over the paved patio in the evening. The garden offers a well-maintained lawn, mature flower beds and trees for privacy, external lighting, an outside water supply, and a matching pathway leading to gated rear access.

It's a brilliant outdoor space for relaxing, playing, or hosting summer gatherings and the clever planting is nicely established to offer soft screening from neighbouring homes.



# The Finer Details

Title Number: WSX396941

Tenure: Freehold

Local Authority: Mid-Sussex District Council

Council Tax Band: G

Estate Charge: £357.39 (1/1/25 - 31/12/25)

Managing Agents: HML

Available Broadband Speed: Ultrafast Fibre

Services: Mains gas, water, drainage & electricity (none tested)

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



**Second Floor**

Floor area 59.0 sq.m. (635 sq.ft.) approx



**Ground Floor**

Floor area 99.8 sq.m. (1,074 sq.ft.) approx

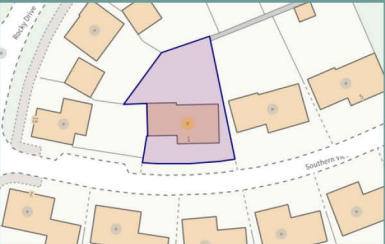


**First Floor**

Floor area 97.5 sq.m. (1,049 sq.ft.) approx

Total floor area 256.2 sq.m. (2,758 sq.ft.) approx

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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