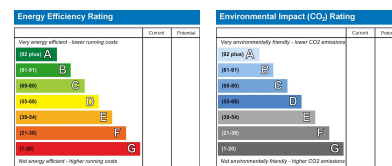


Approx. Gross Internal Floor Area 1092 sq. ft / 101.49 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



63 Kents Road, Haywards Heath, West Sussex, RH16 4HQ

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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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63 Kents Road, Haywards Heath, West Sussex, RH16 4HQ

What we like...

- * Great Location – Situated on Kents Road, just a short walk from the town centre.
- * Victorian Charm – Beautifully presented semi-detached home combining period features with modern updates.
- * Spacious Living – Impressive open-plan kitchen/dining/family area across the rear, ideal for entertaining and everyday living.
- * Comfortable Layout – Three generously sized double bedrooms and a cosy front sitting room with a wood-burning stove.
- * Outdoor Appeal – Large rear garden with French doors opening from the main living area, plus off-street parking.

Welcome Home...

If you're looking for a period home in central Haywards Heath then this handsome Victorian semi-detached house presents a beautifully balanced façade of warm brick and sash windows and will surely appeal. Located in a peaceful no through side street, the house has been sensitively extended and thoughtfully refurbished, retaining its original charm while quietly introducing contemporary comforts. Crisp lines, heritage tones and carefully restored details set the tone for the interiors beyond.

Let Me Entertain You

The ground floor of this home has been thoughtfully designed to suit the needs of modern living, with a standout feature being the exceptional open-plan kitchen, dining, and family area that spans the full width of the property at the rear. This versatile space is ideal for both everyday life, effortlessly blending function with style. The cabinetry is Shaker in style, finished in a muted grey, with brass fittings and quartz worktops adding a quiet sense of refinement. Pendant lighting marks out the central island breakfast bar, while the flow into the dining area is both natural and generous, encouraging easy movement between everyday life and entertaining

A Cosier Retreat

The original sitting room is quietly inviting, with its palette of soft whites and gentle greys grounding the space in calm. A wood-burning stove set into an exposed brick hearth provides a simple focal point, while plantation shutters filter the light across the room. Original timber doors and slimline picture rails nod to the building's late Victorian origins, while open shelving adds warmth and informality. It is a space shaped for rest and retreat, balancing character with clarity.

The versatile dining/family room is a generous, adaptable space with excellent natural light from a wide-set window fitted with plantation shutters. Herringbone flooring runs throughout, creating a sense of continuity with the adjoining kitchen. The proportions allow for a variety of layouts, supporting both everyday living and more formal occasions. Its connection to the main living areas makes it a practical and versatile part of the home.

Bed, Bath & Beyond...

The main bedroom is fabulous, bright, well-proportioned space with a lovely outlook to the front. Sash windows allow in generous natural light, while period features such as the cast-iron fireplace and original door hint at the home's Victorian origins. Built-in wardrobes are neatly integrated and the walk-in wardrobe, whilst the dressing room, fitted with a bespoke wardrobe system offers extensive hanging space, shelving and drawers. A large window ensures the room is naturally lit throughout the day, while a full-height mirror enhances the sense of space. Practical, well organised and smartly finished, it's a welcome addition that elevates the home's layout. If preferred, plumbing is in place to convert into a ensuite.

The second and third bedrooms are also well-proportioned. Each bedroom is served by the stylish family bathroom, which combines clean lines with well-chosen materials, resulting in a space that is both functional and considered. A walk-in shower with curved black-framed glazing stands opposite a deep-set bath and period style taps pay homage to the age of the house. Natural light filters through the frosted window, softening the monochrome palette and highlighting the textured stone-effect tiles.

For those who work from home there is access to an Ultrafast fibre broadband connection. The home is fully double glazed and has gas fired central heating.



Scope/Potential...

The large loft space is ripe for conversion into an additional bedroom with ensuite. Any work if of course STPP but neighbouring homes have undertaken similar works. There is also ground works in place to extend to the rear to create a utility room and ground floor cloakroom.

Step Outside....

Stepping outside, the garden unfolds into a generous, landscaped retreat that extends to just under 100ft. The central lawn is bordered by mature planting and shaded by established trees, providing a tranquil, leafy canopy whilst the paved terrace area has been cleverly designed with tiered planters and integrated seating, creating a sociable setting for outdoor dining or relaxed evenings around the firepit. A further paved patio midway through the garden ensures there's always a quiet corner to enjoy the sunshine. Thoughtfully conceived and beautifully maintained, the outside space feels like an extension of the home, equally suited to entertaining or family life. At the far end, the garden studio is ideal for home working away from the main house. A practical solution for those balancing professional and domestic life, it could equally serve as a creative studio, treatment room or garden snug. A charming brick-built outbuilding adds character and further garden storage space. To the front you will find a newly installed resin driveway and EV charging point.

Out & About...

Kents Road is a peaceful side street, handily located just 1/3 mile from Haywards Heath town centre with its extensive shopping facilities. Haywards Heath's mainline train station is 1.3 miles distant and provides fast and regular services to London (Victoria/London Bridge is approx 47 mins), Brighton and Gatwick Airport. The Princess Royal Hospital is also easily accessible on foot via a cut through at the top of the road. The Broadway is the towns's social centre with a selection of bars, restaurants and pubs including Pizza Express, Zizzi, Lockhart Tavern Gastropub, IdleWild and Orange Square. By car, these surrounding areas can be easily accessed via the A272 & A23(M). There are a number of well regarded schools within walking distance including St. Wilfrid's and St. Joseph's Primary Schools and Oathall Community College.

The Specifics...

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Superfast Fibre

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend any intending buyer check personally.

NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

On the first floor, you'll find three bedrooms and the family bathroom.

