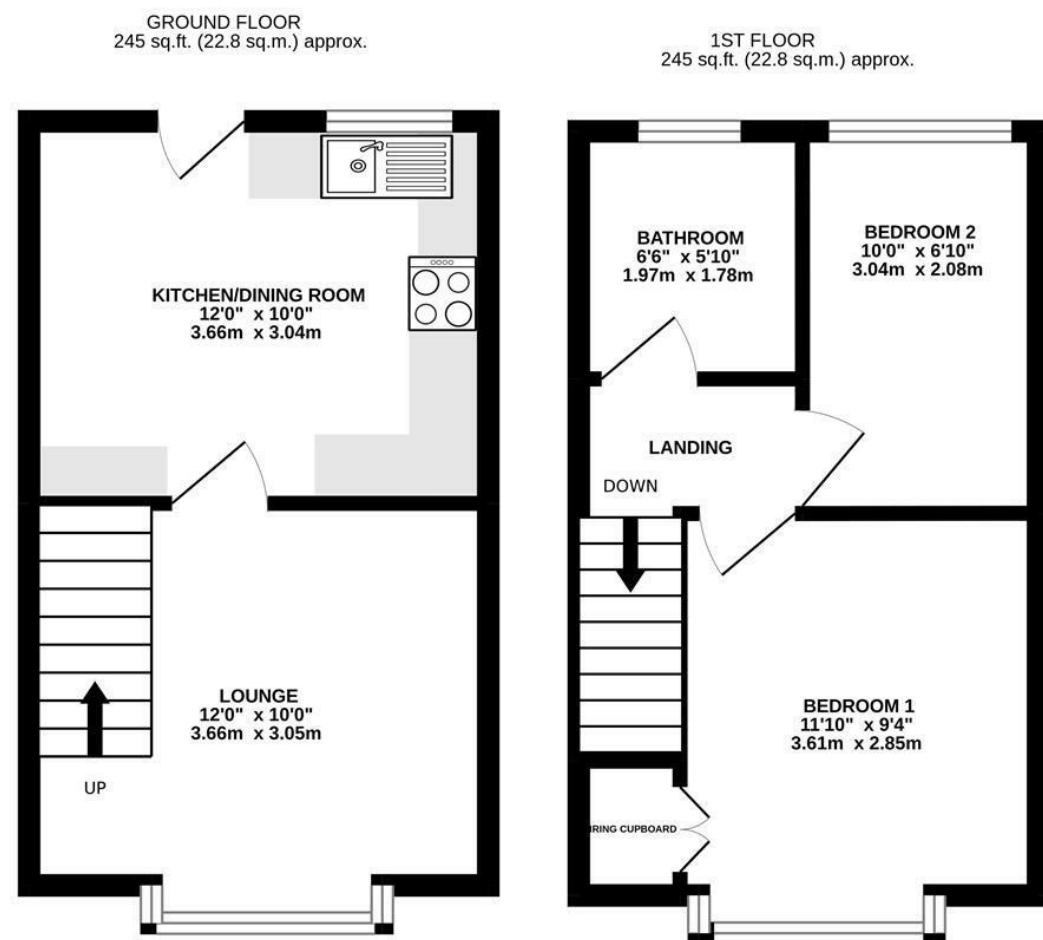
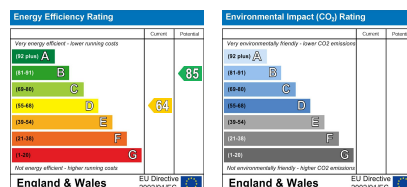




TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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5 Colwell Road, Haywards Heath, West Sussex, RH16 4ES

Guide Price £325,000 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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5 Colwell Road, Haywards Heath, West Sussex, RH16 4ES

Charming period cottage tucked away on the quiet, no-through section of Colwell Road, just a 10-minute walk to Haywards Heath station and a 20-minute drive to Brighton — ideal for commuters and coast lovers alike.

Chain-free and beautifully presented throughout, with a light-filled front living room, modern kitchen/dining space, and doors opening onto a decked terrace with countryside views.

Offers two well-proportioned bedrooms, including a spacious main bedroom with views of mature trees and a versatile second bedroom overlooking the hills and South Downs.

Boasts an exceptionally large rear garden for this price range, with multiple seating areas and stunning sunset views — perfect for relaxing or entertaining.

Combines character, comfort, and convenience in a sought-after location, close to town amenities, scenic walks, and fast London links — a lifestyle home ready to move into.

The Home...

Tucked away on the peaceful, no-through section of Colwell Road, this beautifully presented late 1800s cottage offers a rare blend of period charm, modern comfort, and a highly desirable location. With minimal passing traffic, this tranquil setting is just a 10-minute walk to the station, making it perfect for commuters, while Brighton is only a short 20-minute drive away, offering the best of both countryside and coastal living. Even better, this property is chain-free, allowing for a smooth and speedy move.

From the moment you step inside, the warmth and character of this home are instantly felt. Natural light flows through the downstairs spaces, particularly from the bright front-facing living room, which features a bay window overlooking the quiet street. To the rear, a stylish kitchen/dining area opens directly onto the garden, with stunning views of the western hills and South Downs glimpses beyond — ideal for enjoying the sunsets from the decked terrace.

Upstairs, the accommodation continues to impress. The main bedroom is generously sized and filled with natural light, with calming views of mature trees opposite. The second bedroom is perfectly suited as a guest room, nursery, or home office, and enjoys those same lovely hillside views. A modern family bathroom completes the first-floor layout.

What truly sets this home apart is the exceptionally large rear garden for a property in this price range. With a raised decking area, a lawn, and several seating spots, it's a haven for entertaining, relaxing, and enjoying the peaceful surroundings.

This charming, well-maintained home offers not just comfort and character, but also the unbeatable convenience of its location. Whether you're commuting, exploring the Downs, or enjoying the buzz of Brighton, this property offers a fantastic lifestyle opportunity — and with no onward chain, you can make it yours without delay.



The Location...

Colwell Road is ideally positioned on a quiet, no-through section of this well-established residential street, offering a peaceful setting just moments from the heart of Haywards Heath. Located between Franklynn Road and Wivelsfield Road, it is conveniently close to everyday essentials, including a Sainsbury's Local and the Princess Royal Hospital, while also enjoying easy access to both town and countryside.

The town centre is less than a mile away, where you'll find a wide range of shops, cafés, and restaurants, as well as the vibrant social hub of The Broadway, home to favourites such as Côte Brasserie, Pizza Express, Rouge, and several popular independent bars and eateries.

For commuters, Haywards Heath station is within walking distance (approximately 10–12 minutes) and provides fast, direct services to London in around 45 minutes, making it an excellent base for city workers. Brighton is also just a 20–25 minute drive, offering easy access to the coast and all the culture, entertainment, and seafront attractions it has to offer.

In addition to the nearby Sainsbury's Superstore, residents benefit from proximity to Waitrose, the Dolphin Leisure Centre, and a variety of local parks and green spaces — ideal for both convenience and recreation.

Living on Colwell Road means enjoying the perfect balance of peaceful, community-focused living with the benefits of excellent transport links, vibrant town amenities, and proximity to both London and the South Coast.

NB - Anti Money Laundering

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 charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

