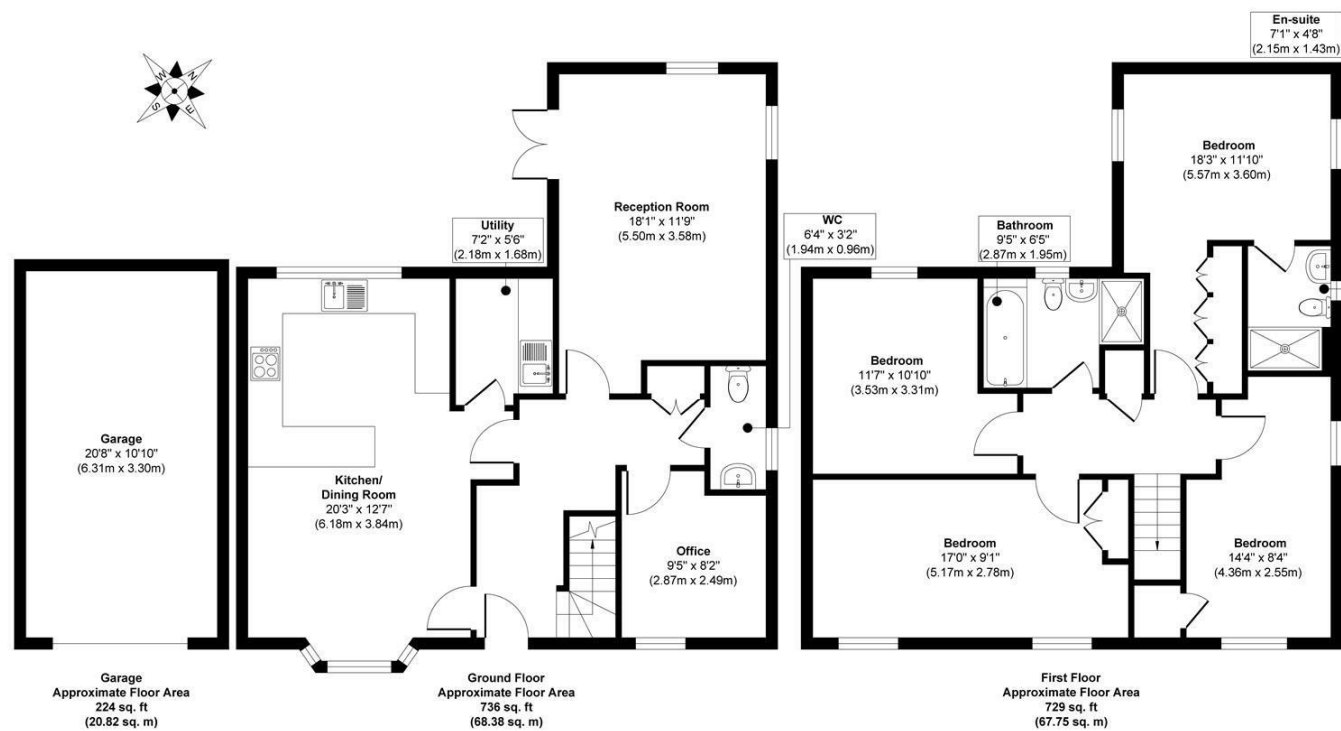
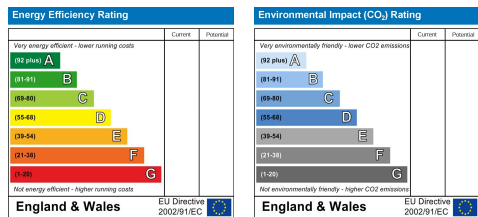




Approx. Gross Internal Floor Area 1689 sq. ft / 156.95 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



8 Emily Way, Haywards Heath, RH16 4ZN

Guide Price £675,000 Freehold

PSPhomes

@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.

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8 Emily Way, Haywards Heath, RH16 4ZN

Location: Built in 2020 by David Wilson Homes, part of Wychwood Park in southern Haywards Heath, close to schools, amenities, countryside, and Haywards Heath station.

Upgrades: Owners have added a new kitchen, upgraded flooring & lighting, and enhanced bathrooms, creating modern, light, airy living spaces.

Ground Floor: 20ft dual-aspect kitchen/diner with feature gas range, utility room, triple-aspect living room with French doors, study, and cloakroom.

Garden & Exterior: West-facing garden with large patio, garage with power and LED lighting; tandem driveway; front garden with mature hedge.

First Floor & Features: Main bedroom with en-suite, three further doubles, family bathroom with bath and walk-in shower, NHBC warranty, gas central heating, double glazing, EPC B, neutral décor.

The Home...

Built in 2020 by David Wilson Homes, this property forms part of the highly regarded Wychwood Park development just off Rocky Lane in southern Haywards Heath. Emily Way offers excellent access to local schools, amenities, and scenic countryside, while Haywards Heath station is just a short drive away for fast rail links to London and the south coast.

Since purchasing the property, the current owners have carried out numerous upgrades, including a new kitchen, upgraded flooring & lighting throughout, and enhancements to the bathrooms, further improving the already high specification and creating light, airy, contemporary accommodation ideal for modern family living.

On arrival, you are welcomed by a spacious central reception hall, leading through to the superb open-plan kitchen/dining room. This exceptional dual-aspect space extends to 20ft and provides the perfect setting for family gatherings and entertaining. The kitchen features sleek cabinetry, stone worksurfaces in kitchen & utility, a comprehensive range of integrated appliances, and feature gas range cooker.

A separate utility room offers further practicality, with a space for washing machine, and a tumble dryer, additional storage, and rear access.

The ground floor also includes an inviting triple-aspect living room with French doors opening onto the garden, a generous study, and a cloakroom.

Upstairs, the main bedroom is impressive, extending to nearly 17ft and enjoying a dual aspect, fitted wardrobes, and a stylish en-suite shower room. The three further bedrooms are all doubles, two with fitted wardrobes, and are served by a contemporary family bathroom upgraded to include both a separate bath and a walk-in shower with drench head.

Additional benefits include the remainder of a 10-year NHBC warranty, gas-fired central heating, double glazing, multiple TV points, excellent energy efficiency (EPC: B), and neutral décor and flooring throughout.

Moving Outside...

The garden enjoys an west-facing aspect and is part enclosed by a brick wall, providing privacy and security. A large patio offers an ideal space for outdoor entertaining and relaxing during the warmer months. The garden has been left largely untouched by the current owners, offering a blank canvas for future landscaping or personalisation.



A gate provides rear access leading to the garage, which is fully powered with LED lighting and multiple power points. The driveway provides tandem parking for up to 3 vehicles. The front garden is enclosed by a mature hedge and features a path leading to the front door.

Out & About...
Emily Way is situated within the sought-after Wychwood Park development, located off Rocky Lane (A272) in southern Haywards Heath. This development occupies a former agricultural site and is thoughtfully integrated around existing ancient woodland, offering a harmonious blend of modern living and natural surroundings

The A272 provides convenient links to both the East and West, ensuring swift access to Burgess Hill, central Haywards Heath, and surrounding areas. Haywards Heath town centre is approximately 1.5 miles away, offering a comprehensive range of shopping facilities, including The Orchards Shopping Centre, which houses retailers such as Marks & Spencer, Costa Coffee, and Café Nero.

For commuters, Haywards Heath station is just under two miles distant, providing excellent rail links to London Bridge and Victoria (approximately 47 minutes), Gatwick International Airport (around 20 minutes), and Brighton (approximately 20 minutes).

The area boasts a selection of primary schools, including Northlands Wood Primary, St Joseph's Catholic Primary, and St Wilfrid's Primary. Secondary education options include Warden Park in neighbouring Cuckfield and Oathall Community College in Lindfield.

The social hub of the town is The Broadway, which features a variety of bars, pubs, and restaurants, including Cote, offering a vibrant atmosphere for dining and socialising.

The Finer Details...
Title Number: TBC
Road Charge: TBC
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast Fibre - up to 1,139 mbps download

