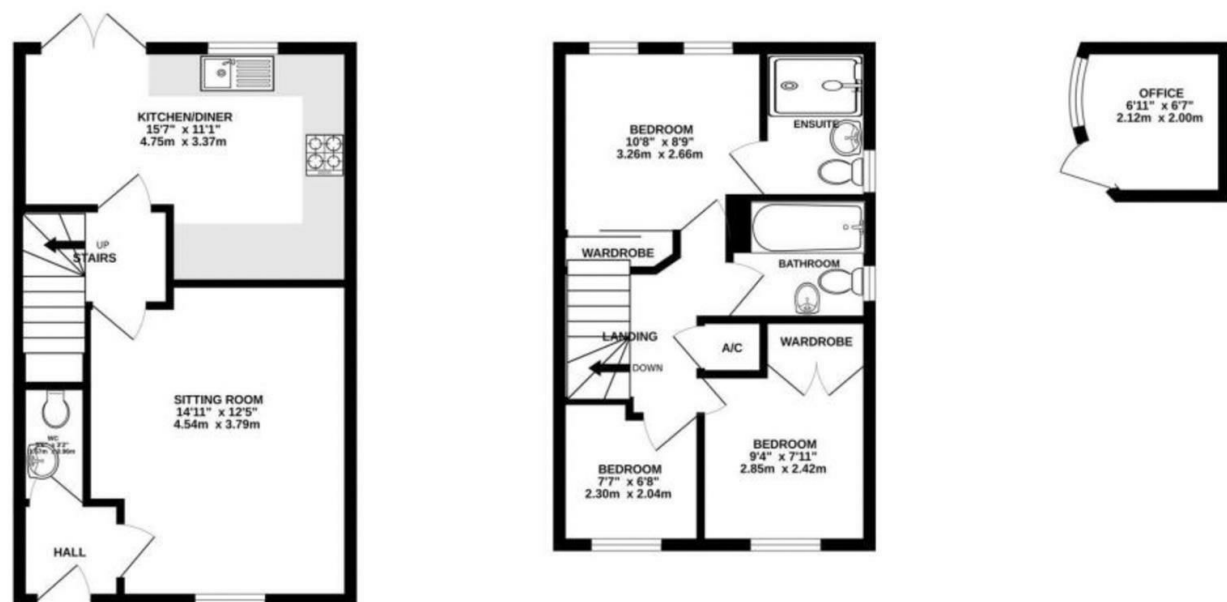
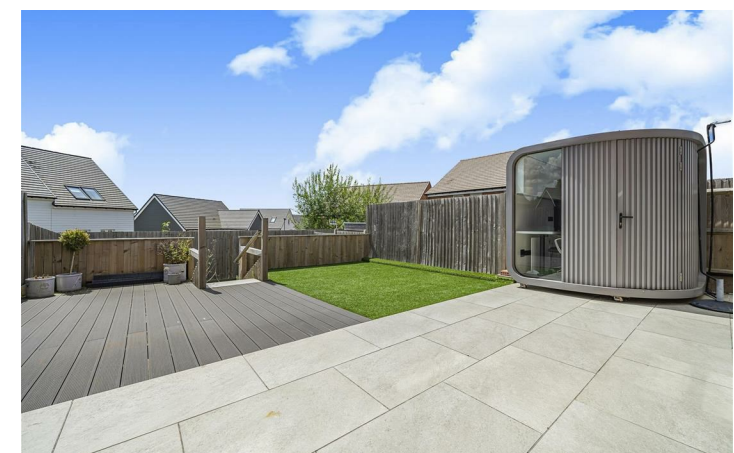
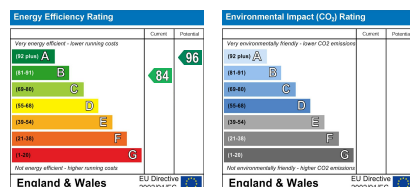




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



4 Emily Way, Haywards Heath, West Sussex, RH16 4ZN

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4 Emily Way, Haywards Heath, West Sussex, RH16 4ZN

Modern 3-bedroom semi-detached home built in 2019 by David Wilson Homes, located in the popular Wychwood Park development in southern Haywards Heath.

Spacious 19ft shaker-style kitchen/diner with integrated appliances and French doors opening onto the garden, plus a bright front-facing sitting room and downstairs cloakroom.

Three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and en-suite, plus a modern family bathroom.

Split-level south-facing rear garden with large patio, steps down to a lawned area, and a stylish, fully equipped home office – ideal for remote working or creative use.

Energy efficient (EPC: B) with two allocated parking spaces, tasteful décor throughout, the remainder of a 10-year NHBC warranty, and no onward chain for a smooth purchase.

The Home...

This superb semi-detached home, built in 2019 by David Wilson Homes to their popular ‘Ashurst’ design, 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.

Presented in excellent condition throughout, the house offers bright, contemporary interiors ideal for modern family life. At the front of the home is a comfortable sitting room, filled with natural light, while the impressive 19ft shaker-style kitchen/diner spans the rear of the property. This is a brilliant space for both everyday living and entertaining, complete with French doors that open directly onto the garden. The kitchen includes a range of integrated appliances, including fridge/freezer, dishwasher, oven, hob, and washing machine. A downstairs cloakroom adds to the practicality.

Upstairs, the main bedroom benefits from fitted wardrobes and a sleek en-suite shower room. The second bedroom is a well-proportioned double, while the third makes a great single bedroom, nursery, or home office, all served by a modern family bathroom.

Moving Outside...

One of the standout features of this home is the split-level, south-facing rear garden, which offers plenty of space for a growing family. There’s a generous patio area – perfect for al-fresco dining or entertaining – with steps leading down to a level lawned area ideal for play or relaxation. The garden also includes a modern home office, providing a quiet and comfortable workspace separate from the main house. Gated rear access is also provided.

Additional benefits include no forward chain, a high level of energy efficiency (EPC: B – score 85), tasteful neutral décor throughout, and the remainder of a 10-year NHBC warranty for peace of mind. Driveway parking located at the side of the property.

Homes in this area are rarely available – early viewing is highly recommended.



Out & About...

Emily Way forms part of the recently built 'Wychwood Park' development off Rocky Lane (A272) in southern Haywards Heath. There are links to both the East and West via the A272 meaning access to Burgess Hill, central Haywards Heath and surrounding areas is swift. Haywards Heath town centre is just 1.5 miles distant and provides an extensive range of shopping facilities including The Orchards Shopping Centre with Marks & Spencers, Costa Coffee and Cafe Nero. The town boasts two supermarkets in the form of Waitrose and Sainsburys.

For commuters, the town's mainline station boasts excellent links to London Bridge/Victoria (47 mins), Gatwick International Airport (20 mins) or Brighton (20 mins) and is just under two miles distant. The town also offers an excellent arrange of schooling with primary schools including Northlands Wood Primary, St Josephs Catholic Primary and St Wilfrid's Primary, whilst for secondary children usually attend Warden Park in neighbouring Cuckfield or Oathall Community College in Lindfield.

The social hub of the town is The Broadway, which boasts an array of bars, pubs and restaurants including Cote Brasserie, Pizza Express, WOLFOX coffee house, Orange Square and Lockhart Tavern craft beer gastropub, which serves delicious Sunday Roasts.

The Finer Details...

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

