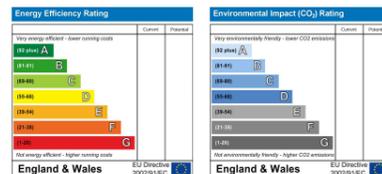


Approx. Gross Internal Floor Area 1583 sq. ft / 147.18 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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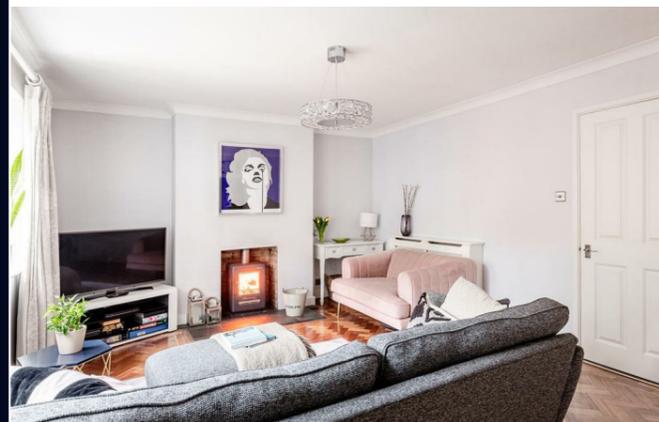
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VIEWING BY APPOINTMENT WITH PSP HOMES
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.



BRITISH PROPERTY AWARDS 2022
 ★★★★★
GOLD WINNER
 PSP HOMES SOUTH ENGLAND (OVERALL)



42 Penland Road, Haywards Heath, RH16 1PW

Guide Price £625,000 Freehold

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42 Penland Road, Haywards Heath, RH16 1PW

What we like...

- * Incredibly versatile chalet style home with 3/5 bedrooms or up to 3 reception rooms.
- * Favoured location on west side of town close to Haywards Heath Station.
- * Stylish and social kitchen/diner with bi-folds to garden .
- * Highly regarded catchment area for Harlands and Warden Park schools.
- * Contemporary exterior offers plenty of kerb appeal.

Guide Price £625,000 - £650,000

Welcome Home...

If you're looking for an individual, spacious and highly versatile detached home on the favoured west side of Haywards Heath then this fabulous home on the sought-after Penland Road will surely be of interest. Externally, the cladding adds a contemporary twist of this mid-century home.

The home was originally a bungalow but has been transformed over the years and now offers a huge amount of versatility with up to five bedrooms, if required. Internally, the finish offers a perfect blend of original features and a contemporary spec finish.

The sitting room feels calm, bright and thoughtfully styled, with a subtle blend of classic character and contemporary touches. Natural light pours in through the wide windows, creating an airy, welcoming atmosphere. The light grey walls are complemented by crisp white woodwork and elegant coving, giving the space a refined finish. A striking fireplace forms a natural focal point and is perfect for a cosy winter's evening. The polished parquet flooring introduces warmth and texture, its rich tones balancing the lighter décor and lending a sense of timeless quality.

Over the hall you'll find two incredibly versatile rooms. They are currently used as a generous home office and a play room but they could easily be ground floor double bedrooms, as they would have been in the original layout. These rooms are served by the stylish ground floor bathroom. The entrance porch provides handy storage for shoes and coats and doubles up as a utility area too.

Let Me Entertain You

This kitchen/diner is a striking, contemporary space with a bold splash of colour and a highly practical layout. The kitchen offers generous runs of worktop space on both sides, with sleek white base units that are paired with contrasting darker wall cabinetry, all finished with modern bar handles for a clean, streamlined look. The vivid high-gloss splashbacks add a real design statement, injecting personality while reflecting light to enhance the sense of space.

The room opens naturally into the dining area at the rear, where a rooflight and rear window draw in plenty of natural light and the bi-fold doors open to blur the division between the inside and the outside, especially during the summer months.

On the first floor, the former loft has been skillfully converted to provide a further three double bedrooms and a second, modern family bathroom with bath and separate shower.

The home is fully double glazed, has gas fired central heating and there is access to an Ultrafast fibre broadband connection - perfect for those who work from home or like to stream.



Step Outside

The rear garden has been landscaped and is arranged over a couple of levels and enjoys a sunny southerly aspect. The decked terrace provides the perfect spot for al-fresco dining in the warmer months. Steps lead up to an expanse of lawn and there is a further seating area which makes the most of the evening sunshine.

To the front is an area of garden and driveway parking.

Out & About

The location is hard to beat. Haywards Heath mainline station is within comfortable walking distance, providing fast and frequent services to London (Victoria & London Bridge in around 47 minutes), Brighton (approx. 20 minutes) and Gatwick Airport (around 15 minutes) – making this an excellent choice for commuters or those who travel regularly.

Families are particularly drawn to this part of town thanks to its excellent schooling. The property is within walking distance of Harlands Primary School and falls within the highly regarded Warden Park Secondary Academy catchment, adding further long-term appeal.

Daily life is incredibly convenient here. Both Waitrose and Sainsbury's superstores are within easy reach, as is the Dolphin Leisure Centre, offering swimming pools, gym facilities and fitness classes. For dog owners and nature lovers, Blunts Wood is close by – a wonderful expanse of woodland and countryside ideal for scenic walks and weekend exploring.

For socialising and dining, The Broadway is also within walking distance and forms the town's buzzing social hub, home to an excellent selection of restaurants, cafés and bars – perfect for meeting friends or enjoying a relaxed evening out.

In short, Penland Road combines a sought-after west side setting with outstanding convenience, excellent schooling and superb transport links – a fantastic opportunity in one of Haywards Heath's most desirable locations.

For those travelling by road, the A23 at Bolney is approximately 5 miles away, providing swift access to the M23 motorway network, Gatwick Airport and the South Coast.

The Specifics

Tenure: Freehold

Title Number: SX37846

Local Authority: Mid Sussex District Council

Council Tax Band: E

Services: Mains gas, electricity, water and waste - none tested.

Available Broadband: Ultrafast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally.

