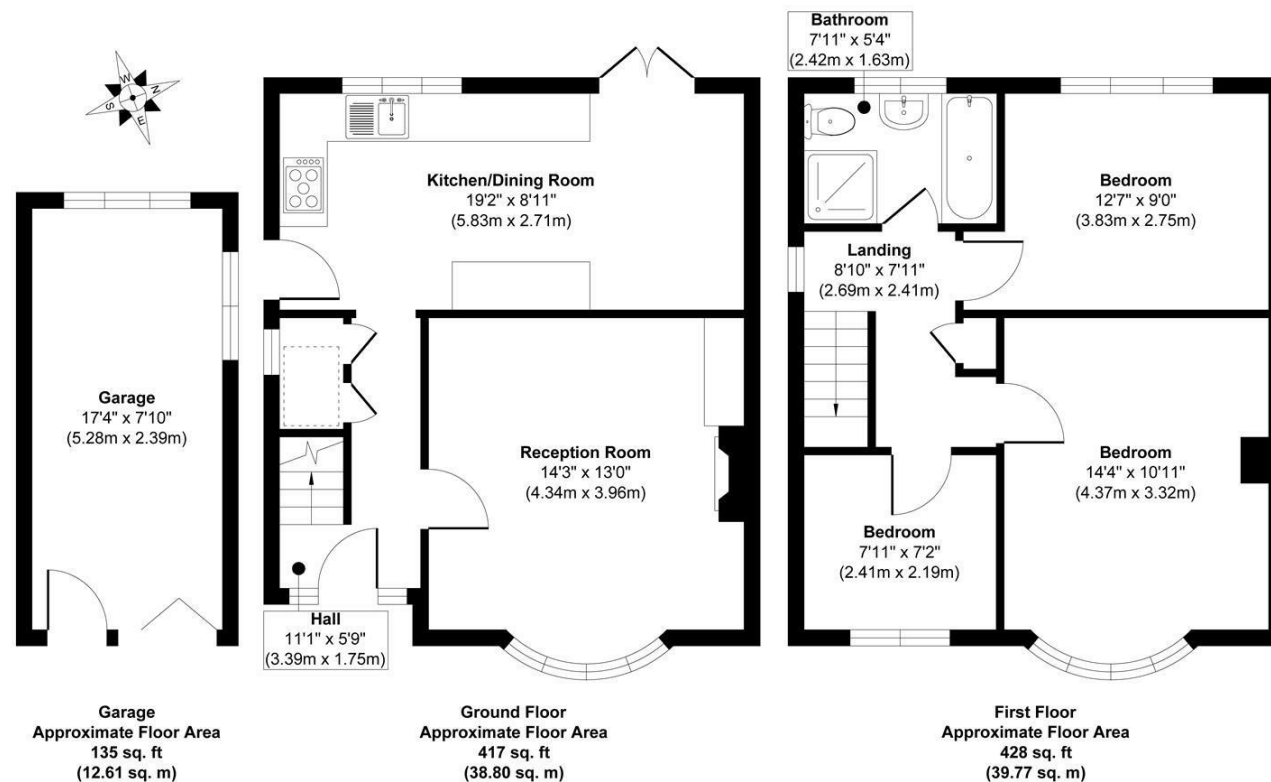
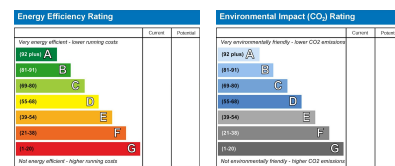




Approx. Gross Internal Floor Area 980 sq. ft / 91.18 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



9 Dellney Avenue, Haywards Heath, RH16 3LX

Guide Price £500,000 Freehold

PSPhomes

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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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9 Dellney Avenue, Haywards Heath, RH16 3LX

What we like...

- * Beautiful bay fronted 1930s semi-detached home in the heart of Haywards Heath.
- * Glorious 100ft west facing garden
- * Huge scope to extend to side, rear and into the loft (STPP)
- * 19ft kitchen/diner across the rear with doors to garden.
- * Easy walk to nearby schools, town centre and just 1.5 miles to Haywards Heath Station.

Welcome Home

A handsome semi-detached house believed to date from the 1950s, ideally positioned on Dellney Avenue close to Haywards Heath town centre and Princess Royal Hospital, offering balanced accommodation, a generous west-facing garden and excellent scope to extend (STPP). Its warm red brick façade is softened by a gently arched porch and distinctive bay windows, creating inviting kerb appeal that is typical of the thirties era.

The ground floor is arranged with a traditional yet practical layout. A welcoming entrance hall leads through to the sitting room, which is a really comfortable living space centred around a feature fireplace and bay window, with bespoke plantation shutters, which draw in good natural light. To the rear, the 19ft kitchen/dining room spans the width of the house, providing a sociable space with ample room for both cooking and dining, and direct access out to the garden – great during those summer months.

On the first floor there are three bedrooms, including two well-proportioned doubles and a third single bedroom which works well as a nursery or home office. These are served by a modern family bathroom with a clean, contemporary finish.

Stepping Outside

Outside, the home really comes into its own. The west-facing garden is a particular highlight, enjoying a westerly aspect and extending to nearly 100 ft, with a paved terrace leading onto a long stretch of lawn bordered by mature planting. This creates an ideal setting for outdoor dining, children to play or even grow your own vegetables.

A detached garage sits to the rear, with driveway access to the side of the house. There is, of course, huge scope to convert this into a studio/gym/work-from-home space, if preferred.

The home has gas fired central heating, double glazing and access to an Ultrafast fibre broadband connection.

Scope/Potential

As the home sits on such a fabulous plot, there is immense scope for extension to the rear, side and into the loft. Many neighbouring homes have extended, but any work is, of course, subject to any necessary consents.



Out & About

Dellney Avenue is an established residential side street that sits in the heart of Haywards Heath and is mainly made up of 1930s homes. You are within a half-mile of Haywards Heath’s bustling town centre with ‘The Orchards’ providing fabulous shopping facilities including Marks & Spencers. South Road is home to the delightful Hart Country Store Delicatessen & Café, Francisco Lounge Café Bar and Pure Gym. The town also has a Waitrose and Sainsburys Superstore. The Broadway is the town’s buzzy social centre with a brilliant selection of restaurants including Safari Pizza Kitchen, Pizza Express, Lockhart Tavern Gastropub (serving superb Sunday Roasts), Gravlax Coffee Roasters and Orange Square bar.

For commuters, Haywards Heath’s mainline station is 1.5 miles distant and provides enviable services to London (Victoria/London Bridge in 47 mins), London Gatwick International Airport (15 mins) and Brighton (20 mins).

The area has a range of highly regarded schools in both the private and state sectors. The closest state school is St Wilfrid’s on the parallel Eastern Road, whilst Oathall Community College is within walking distance for secondary education. Private schools include Ardingly College, Handcross Park, Hurstpierpoint College, Great Walstead and Burgess Hill Girls School.

The Finer Details

Tenure: Freehold
Title Number: WSX788
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Mains water, electric, drainage and gas
Plot Size: 0.09 acres
Garden Orientation: West
Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe this information to be correct and it is provided in good faith but we cannot guarantee its accuracy and recommend any intending purchaser checks details personally..

