



Cones, South Road, Wivelsfield Green, East Sussex, RH17 7QS

Guide Price £450,000 Freehold

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What we like...

- * Attractive, red brick Victorian semi-detached home.
- * Stylish kitchen with exposed brickwork and quartz counters.
- * Long garden and leafy outlooks
- * Lovely village with thriving community, primary school and village pub
- * Brilliant location for Haywards Heath, Lewes and Burgess Hill

Guide Price £450,000 - £475,000

Welcome Home

A beautifully presented three-bedroom Victorian semi-detached home offering almost 1,000 sq ft of accommodation, a generous rear garden and a peaceful setting within the popular village of Wivelsfield Green.

This attractive red-brick home immediately catches the eye with its classic Victorian façade, slate roof and bay-fronted sitting room, all set behind a charming picket fence and cottage-style planting that gives the home plenty of kerb appeal.

Inside, the house blends period character with thoughtful modern updates. The bay-fronted sitting room is a lovely, light-filled space and forms the heart of the home, with soft neutral décor creating a calm and welcoming atmosphere.

Beyond this sits the separate dining room, a versatile space with ample room for a family dining table and views over the garden. It connects naturally with the kitchen, making it ideal for both everyday living and entertaining.

The kitchen has been stylishly updated with shaker-style cabinetry, quartz-effect worktops and metro tiled splashbacks. Skylights flood the room with natural light while the layout provides excellent storage and workspace, complemented by a range cooker.

Upstairs there are three well-proportioned bedrooms. Two are comfortable doubles while the third would work equally well as a nursery, guest room or home office. These are served by the modern family bathroom, fitted with a contemporary suite including bath with shower above and stylish tiling. Also worth mentioning is that the front roof was replaced in 2023.

Scope/Potential

There is, in our opinion, plenty of scope to extend the home to the rear and/or into the loft space. The neighbours have converted the loft so similar work should be possible here. Any work is subject to necessary consents.

Step Outside

Outside, the rear garden is a particular feature. Immediately off the house is a paved terrace ideal for al-fresco dining, leading onto a long stretch of lawn bordered by established planting. At the far end sits a detached garden shed, which sits on a concrete base and has power - currently housing the client's tumble dryer.



The front garden is enclosed by timber picket fencing and planted with seasonal flowers, providing an attractive entrance to the home.

Wonderful Wivelsfield

Cones sits on South Road Wivelsfield Green. The village itself lies conveniently between Haywards Heath and Burgess Hill whilst also providing easy links to East Sussex. Village facilities include the Cock Inn public house/restaurant, a convenience/newsagents shop with Post Office facility, Morrisons Convenience Store and the highly regarded Wivelsfield Primary School which was rated Good/Outstanding in all categories during its previous Ofsted inspection.

Haywards Heath is just 2.5 miles to the north and provides more extensive shopping and leisure facilities including Waitrose and Sainsbury's Superstores, The Orchards Shopping Centre and the social hub of the town - The Broadway, which offers names such as Pizza Express and independent eateries include Lockhart Tavern, Orange Square and Gravlax Coffee Roasters. For commuters, Haywards Heath's station provides swift links to London (47 mins to London Bridge/Victoria), Brighton (20mins) and Gatwick International Airport (10-15 mins). Burgess Hill lies 3.5 miles west whilst Lewes is just over 9 miles. By car surrounding areas can be accessed via the A272 east/west road and the A23(M), which lies roughly 7 miles west at Bolney.

The Specifics

Title Number: ESX64957

Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: D

Plot Size: 0.06 acres

We believe this information to be correct but cannot guarantee its accuracy.

