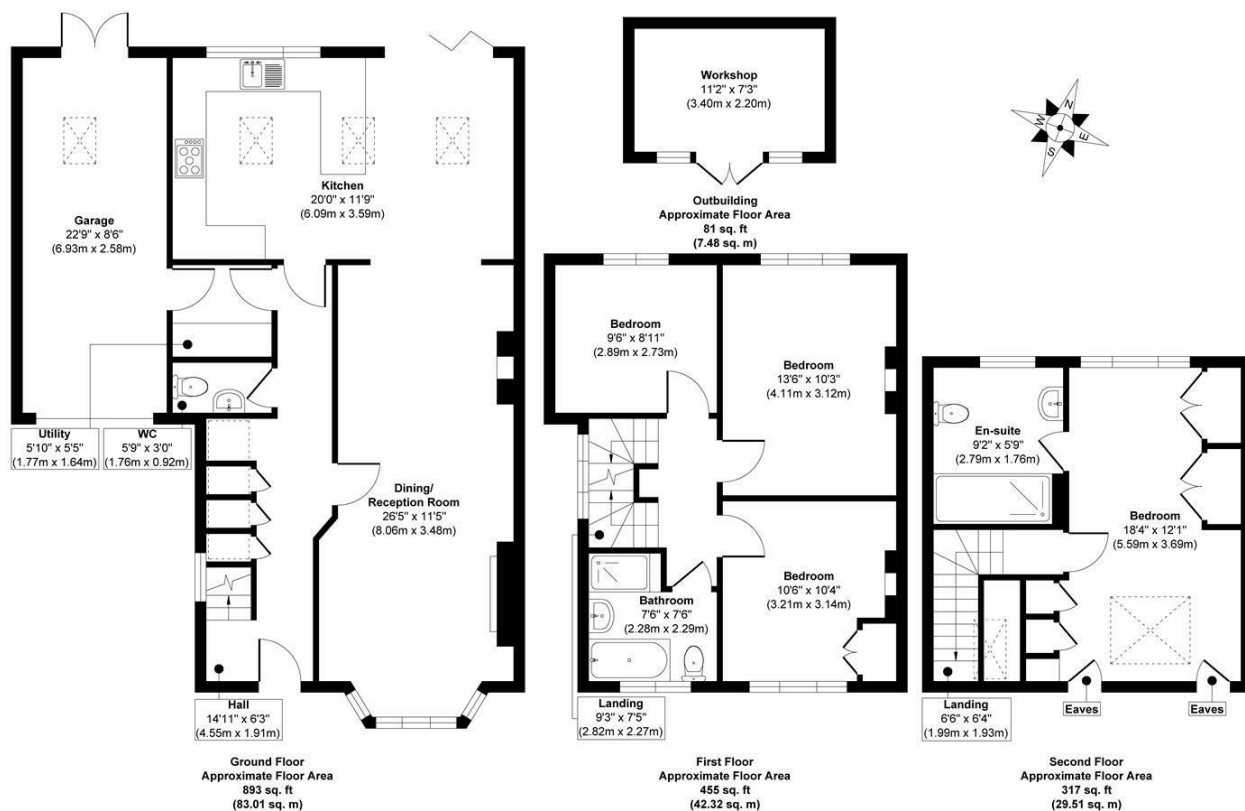
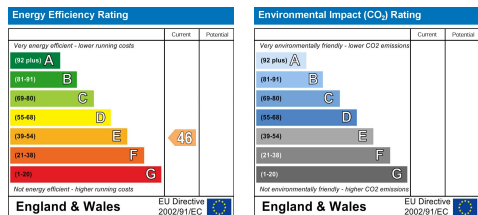




Approx. Gross Internal Floor Area 1746 sq. ft / 162.32 sq. m (Including Workshop)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



9 Queens Road, Haywards Heath, RH16 1EH

Guide Price £750,000 Freehold

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9 Queens Road, Haywards Heath, RH16 1EH

Extensively remodelled and extended 1930s Mock Tudor semi, transformed into a bright contemporary family home (approx. 1,665 sq ft)

Open-plan layout with a sitting/dining room and superb kitchen/family room with roof lanterns and bi-fold doors to the garden

Stylish kitchen with white gloss units, granite worktops and breakfast bar, plus utility room and cloakroom

Four bedrooms including a loft-converted principal suite with en-suite, plus family bathroom

Surprisingly large garden for such a central location with Indian sandstone patio, raised planters, lawn and two garden sheds, close to the mainline station

Guide Price £750,000 - £800,000

The Home...

Ideally positioned within easy walking distance of the mainline railway station, this attractive 1930s ‘Mock Tudor’ semi-detached house has been dramatically transformed by the current owners, who have undertaken an extensive programme of renovation and extension to create a superb contemporary family home extending to approximately 1,665 sq ft. What was once a conventional interwar semi has been reimagined into a bright, open and highly functional home, while still retaining the charm and architectural character of its period façade.

The house is entered via a welcoming hallway which leads through to the impressive open-plan sitting and dining room at the front of the house. A wide bay window draws in plenty of natural light while an open fireplace provides a cosy focal point, creating an inviting reception space that works beautifully for both everyday living and entertaining.

To the rear, the house opens into a striking extended kitchen/family room, now the true heart of the home. Designed with modern family life in mind, the space is flooded with natural light from large roof lanterns above. The kitchen is fitted with white gloss cabinetry, granite worktops, underfloor heating and a central breakfast bar, providing both a practical cooking area and a sociable place to gather. The adjoining family area offers generous room for seating and informal dining, while bi-fold doors open directly onto the garden, allowing the interior space to flow seamlessly outdoors during the warmer months.

A utility room, cloakroom and internal access to the garage have been thoughtfully incorporated, ensuring the ground floor works exceptionally well for busy family life.

The first floor provides three well-proportioned bedrooms, including two comfortable doubles and a further bedroom that could equally serve as a nursery or study. These are complemented by a modern family bathroom.

The second floor has been converted to create a generous principal bedroom suite, a bright and peaceful retreat with useful eaves storage and a stylish en-suite shower room, set apart from the main family accommodation.

Moving Outside...

Outside, the rear garden is notably generous for such a central location. An Indian sandstone terrace sits immediately behind the house, perfect for outdoor dining, with raised planted borders leading down to a large lawned garden that offers plenty of space for children to play. The garden also benefits from a workshop which is fully insulated with power and lighting, plus a storage shed.

Altogether, the house now offers the rare combination of period character, contemporary open-plan living and a highly convenient location close to the station, making it an ideal home for modern family life.



The Location...

Queens Road is an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heaths mainline station, which provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Additionally, Waitrose Superstore is within easy walking distance with a café and wine bar. There are a variety of other local amenities within close proximity including a convenience store while Sainsburys Superstore and the Dolphin Leisure Centre are also within walking distance. By road, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately five miles west at Bolney/Warninglid.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

The Finer Details...

Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: E
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

