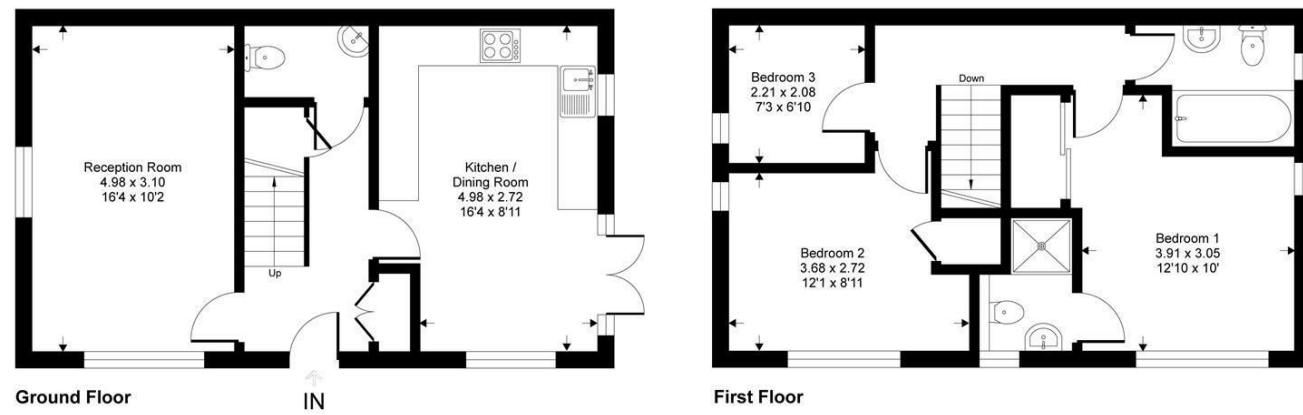
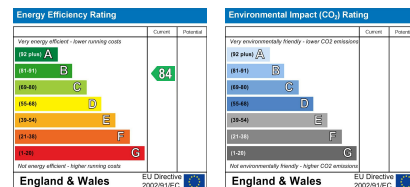


**Stewart Close, RH16**  
 Approximate Gross Internal Area = 86.2 sq m / 928 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes



**5 Stewart Close, Haywards Heath, RH16 4ZQ**

**Guide Price £475,000 Freehold**

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

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.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk

## 5 Stewart Close, Haywards Heath, RH16 4ZQ

- Built by Barratt Homes in 2022, forming part of the popular Wychwood Park development on the southern side of Haywards Heath.
- Beautifully presented and upgraded by the current owners since new, giving the home a more individual and refined finish.
- A lovely position on Stewart Close, overlooking a large green open space, creating a more open feel than many modern developments.
- Well placed for Haywards Heath town centre and the mainline station, with direct services to London, Gatwick and Brighton.
- Close to everyday amenities, local schools and surrounding countryside, offering a great balance of convenience and lifestyle.

### The Home...

Built by Barratt Homes in 2022, this beautifully presented attached home occupies a lovely position on Stewart Close, overlooking a large green open space within the popular Wychwood Park development. The setting offers an excellent balance of convenience and lifestyle, with Haywards Heath town centre and mainline station both close at hand, while open countryside, everyday amenities and local schools are all easily accessible.

Since new, the owners have made a number of tasteful upgrades, giving the house a more individual and considered feel than many comparable new builds. Amtico herringbone flooring runs through the ground floor, creating a smart, practical and cohesive finish, while the interiors have been styled with soft, contemporary colours and upgraded lighting.

The ground floor is arranged around a central entrance hall, with a cloakroom and useful storage. To one side, the sitting room is a comfortable and well proportioned space, measuring over 16ft in length, with a bright front facing outlook and plenty of room for relaxed family living.

To the other side of the hall, the kitchen/dining room forms the heart of the home. Extending to over 16ft, it is a stylish and sociable space with high gloss units, wood effect worktops, integrated appliances, a gas hob, oven, stainless steel splashback and excellent room for a dining table. French doors open directly to the garden, making the room work particularly well in the warmer months.

Upstairs, the layout is equally well planned. The principal bedroom is a generous double, positioned to the rear of the house, with fitted wardrobes and its own en suite shower room. Bedroom two is also a good double, while the third bedroom is currently used as a child's room and would work equally well as a nursery or home office. A modern family bathroom completes the first floor.

As a recent Barratt home, the property also benefits from excellent energy efficiency, high performance double glazing, partially boarded loft with fold down ladder, gas fired central heating and the remainder of its 10 year new homes warranty.

### The Garden...

The rear garden has been designed as a practical extension of the house. There is a covered terrace directly outside the kitchen/dining room, creating an all weather seating and dining area, with lawn beyond and established planting to the borders.

Steps lead up to a raised rear section with a gate giving access to the parking area. Beyond the garden, the property has two allocated tandem parking spaces, making day to day life particularly convenient.



### The Location...

Stewart Close forms part of the popular Wychwood Park development on the southern side of Haywards Heath. The position is especially appealing, with the house overlooking a large green open space, giving the setting a more open and attractive feel than many modern developments. The location offers a good balance between town convenience and access to the surrounding Sussex countryside, with the A272 providing links towards both Haywards Heath and Burgess Hill.

Haywards Heath town centre is around 1.5 miles away and offers a wide range of shops and facilities, including The Orchards Shopping Centre, Marks & Spencer, Waitrose and Sainsbury's. For day to day essentials, Sainsbury's Local on Wivelsfield Road is close by, while the Fox & Hounds pub at Fox Hill is also within reach. Haywards Heath mainline station is just under two miles away and provides direct services to London Bridge, London Victoria, Gatwick Airport and Brighton, making the location particularly convenient for commuters.

The town is well served by schools, with nearby primary options including Northlands Wood Primary, St Joseph's Catholic Primary and St Wilfrid's Primary. Secondary schooling is typically served by Warden Park in Cuckfield or Oathall Community College in Lindfield. For eating and drinking, The Broadway remains the town's main social hub, with a variety of cafés, bars and restaurants including Cote, Pizza Express, Orange Square and the Lockhart Tavern.

### The Specifics...

Title Number: TBC

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Estate Charge: £220 per year

Broadband: Ultrafast broadband is understood to be available.

These details have been prepared in good faith and are believed to be materially correct, but their accuracy cannot be guaranteed and they do not form part of any contract or offer. Prospective purchasers should make their own enquiries and rely on their own investigations, including verification through their solicitor, as to tenure, title, estate charge, local authority, council tax, broadband availability and speed, and all other matters of importance before proceeding.

