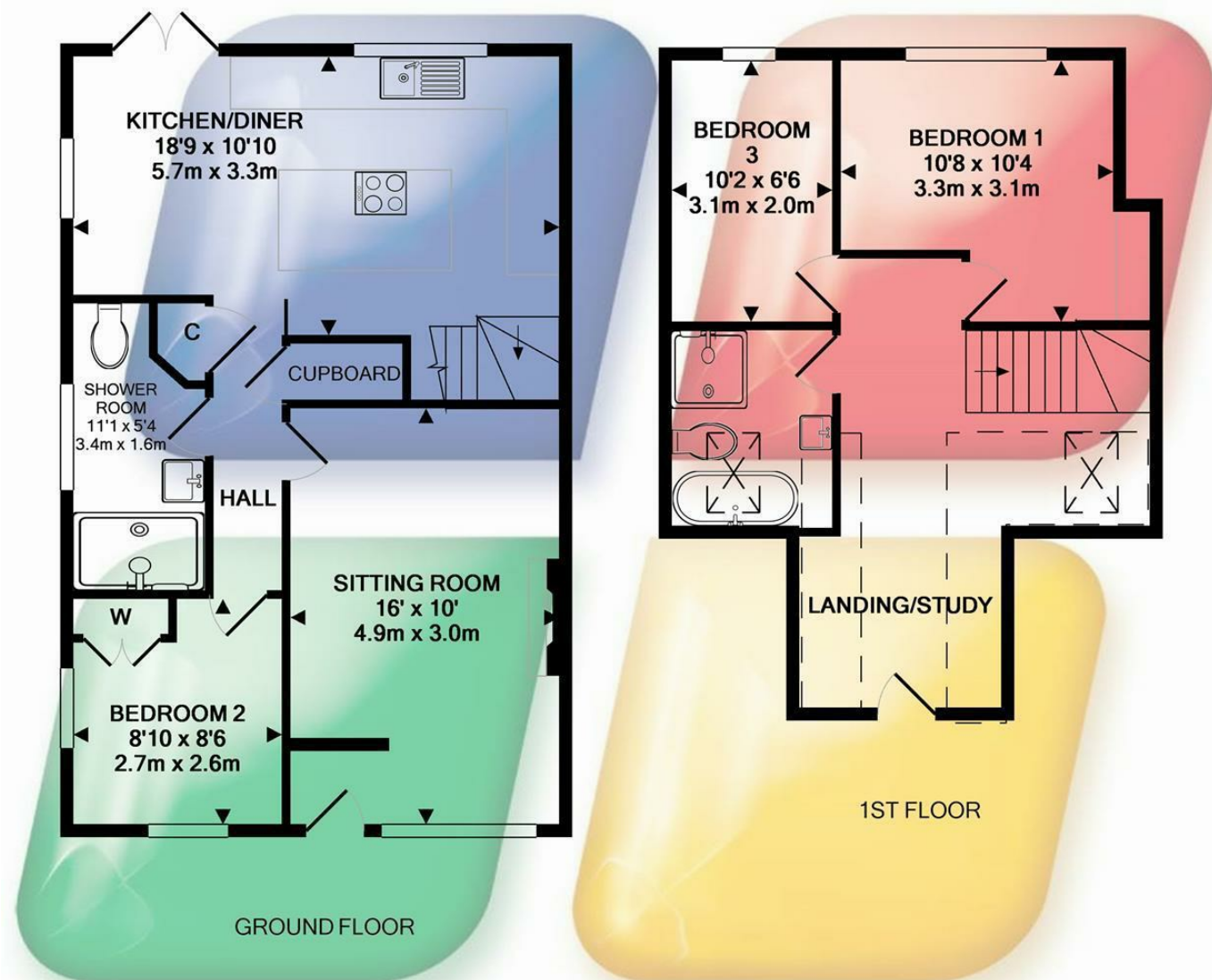




Plans for illustration purposes only. Intending purchasers should check measurements personally.
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37 Farlington Avenue, Haywards Heath, West Sussex, RH16 3EZ

Guide Price £475,000 Freehold

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Five Things We Love...

The stunning open-plan kitchen/dining room – beautifully designed with a central island, quartz worktops and direct access to the garden, creating the perfect space for entertaining and everyday family life.

The exceptional standard of finish throughout – comprehensively renovated and extended, with contemporary décor, stylish bathrooms, quality flooring and a true turnkey feel.

Flexible and versatile accommodation – three bedrooms arranged over two floors, complemented by a dedicated study area on the landing, ideal for modern working patterns.

The generous corner plot and private gardens – offering a wonderful balance of lawn and entertaining space, with mature trees providing an attractive and secluded backdrop.

The convenient yet peaceful location – tucked away in a quiet residential cul-de-sac, within easy reach of Haywards Heath station, excellent schools, the town centre and beautiful Sussex countryside.

Situated within a quiet residential cul-de-sac on the northern side of Haywards Heath, this beautifully remodelled and extended three-bedroom semi-detached chalet bungalow occupies an attractive corner plot with generous gardens, ample private parking and stylishly presented accommodation extending to approximately 1,050 sq ft. Having undergone a comprehensive programme of renovation and enlargement, the property now offers contemporary open-plan living, luxurious bath and shower rooms, and a superb specification throughout, all within easy reach of the town centre, mainline railway station and highly regarded local schools.

The Home...

A covered oak-framed entrance porch opens into a welcoming reception hall which immediately sets the tone for the quality found throughout the home. Contemporary décor, modern internal doors and attractive herringbone-style flooring create a stylish and cohesive feel across the principal living spaces.

The heart of the home is undoubtedly the impressive kitchen/dining room, a superb open-plan space designed for modern living and entertaining. Fitted with an extensive range of shaker-style cabinetry, quartz work surfaces and a central island with breakfast bar seating, the kitchen combines practicality with striking contemporary design. Integrated appliances, sleek pendant lighting and direct access to the garden create a space equally suited to everyday family life and social occasions. The separate sitting room offers an elegant retreat, featuring a contemporary media wall and deep front-facing window, whilst retaining excellent proportions for comfortable furnishings. Also located on the ground floor is a versatile double bedroom, ideal for guests, family members or those seeking single-level living. Adjacent is a beautifully appointed shower room featuring large-format porcelain tiling, a walk-in rainfall shower, vanity storage and illuminated mirror.

The first floor has been thoughtfully designed to maximise both space and natural light. A spacious landing area, illuminated by rooflights, provides an excellent study or home-working space and benefits from useful eaves storage. The principal bedroom is a comfortable double room overlooking the rear garden, whilst a further bedroom offers ideal accommodation for a child, guest room or dedicated office. Serving the first floor is a striking contemporary bathroom incorporating a freestanding bath positioned beneath a large rooflight, separate walk-in shower enclosure and modern sanitaryware, creating a luxurious spa-like environment.

Moving Outside...

The property occupies a generous corner plot with gardens extending around two sides of the home. To the rear and side, a substantial paved terrace provides the perfect setting for outdoor dining and entertaining, leading onto an area of level lawn bordered by mature trees and fencing which create an excellent degree of privacy and seclusion.

To the front, a large resin-bound driveway provides off-road parking for several vehicles and enhances the property's attractive kerb appeal. External lighting and contemporary styling further complement the home's smart appearance.

The Location...

Farlington Avenue is a quiet and well-established residential cul-de-sac situated on the desirable northern side of Haywards Heath, offering a peaceful setting whilst remaining exceptionally convenient for everyday amenities and commuter links. Haywards Heath is one of Mid Sussex's most sought-after towns, favoured by families and professionals alike for its excellent balance of green open spaces, highly regarded schools and outstanding transport connections. The town centre lies approximately 1.2 miles from the property and provides a comprehensive range of amenities including supermarkets, independent boutiques, cafés, restaurants, bars and leisure facilities. Nearby Victoria Park offers attractive open green space, sports facilities and a popular children's playground.



For commuters, Haywards Heath mainline railway station is approximately one mile away and offers frequent services to London Victoria and London Bridge in around 45 minutes, alongside direct connections to Brighton, Gatwick Airport and the South Coast. Road communications are equally convenient, with the A23/M23 accessible via Warninglid, providing swift access to Gatwick Airport, central London and the wider motorway network. The area is particularly popular with families due to the excellent choice of schooling. The property falls within easy reach of Oathall Community College, whilst a number of highly regarded primary schools serve the surrounding area. There is also a selection of respected independent schools within convenient driving distance, including Ardingly College, Cumnor House and Burgess Hill Girls.

The surrounding Sussex countryside offers an abundance of leisure opportunities, with scenic walking and cycling routes, reservoirs, golf courses and National Trust countryside all nearby. The vibrant city of Brighton is readily accessible for coastal recreation, shopping and dining, whilst Gatwick Airport can be reached in approximately 20 minutes by rail or road, making the location ideal for both domestic and international travel. Combining excellent connectivity with a strong sense of community and access to beautiful countryside, Farlington Avenue represents an ideal location for those seeking a well-balanced Sussex lifestyle.

Property Information

Tenure: Freehold

Title Number: [Insert Title Number]

Local Authority: Mid Sussex District Council

Council Tax Band: D

EPC Rating: [Insert EPC Rating]

Broadband & Mobile Coverage: Prospective purchasers should make their own enquiries regarding broadband availability and mobile signal strength. Superfast and ultrafast broadband services are understood to be available within the area, subject to provider and package selection.

Heating: Gas-fired central heating via a modern combination boiler with smart NEST heating controls.

Windows: Double glazed throughout.

Parking: Private resin-bound driveway providing off-road parking for several vehicles.

Services: Mains electricity, gas, water and drainage.

Flood Risk: Prospective purchasers should make their own enquiries regarding flood risk and environmental matters.

Rights & Easements: The property is sold subject to all rights, easements, wayleaves, covenants and restrictions, whether mentioned in these particulars or not.

Broadband Information: For an indication of specific broadband speeds and network availability, prospective purchasers are advised to consult Ofcom's broadband checker or individual service providers prior to exchange of contracts.

Mobile Coverage: Mobile phone coverage can vary depending on provider, handset and location within the property. Purchasers are advised to consult Ofcom's mobile coverage checker for the latest information.

