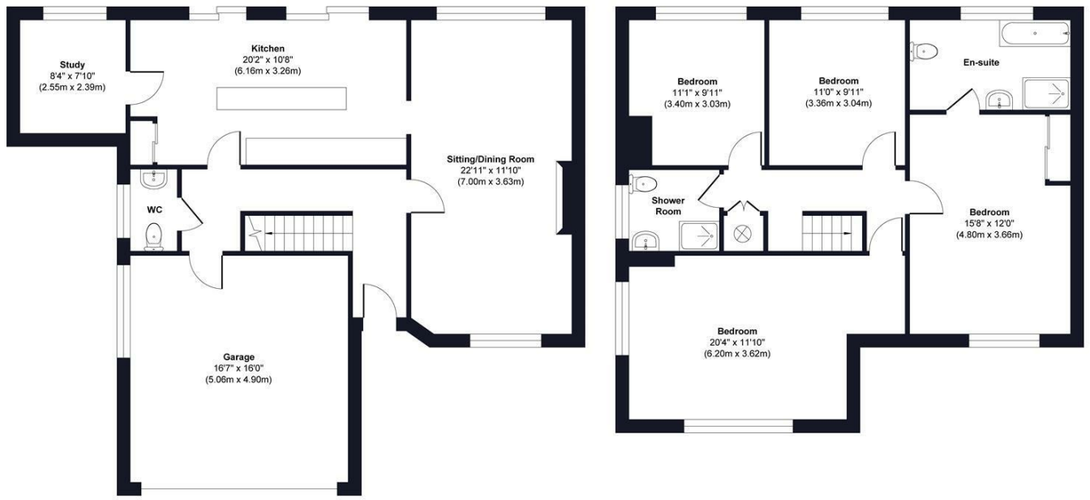

Ground Floor
Approximate Floor Area
981 sq. ft
(91.19 sq. m)

First Floor
Approximate Floor Area
843 sq. ft
(78.37 sq. m)

Approx. Gross Internal Floor Area 1824 sq. ft / 169.56 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1554 sq. ft / 144.44 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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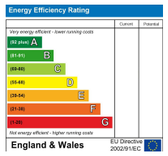

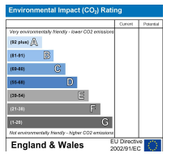

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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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Things We Love...

The superb 22'11 x 11'10 sitting/dining room, with a wonderful double aspect, bay window and wood-burning stove.

The stunning garden-facing kitchen, with its impressive central island, breakfast bar and extensive glazing.

The fabulous principal bedroom, complete with excellent built-in wardrobes and luxurious en-suite bathroom.

The beautifully established rear garden, with mature trees, shrubs, hedging and lovely areas for entertaining.

The peaceful Wythwood setting, within walking distance of the town centre, with the added potential to create further accommodation from the double garage.

A beautifully presented detached house occupying a desirable position within the highly regarded Wythwood, a quiet and established cul-de-sac in Haywards Heath, ideally situated within walking distance of the town centre and its excellent range of shops, cafés, restaurants and everyday amenities. The property offers approximately 1,554 sq ft of accommodation excluding the double garage, with a superb sitting/dining room, stunning contemporary kitchen with extensive garden views, separate study, downstairs cloakroom, four generous bedrooms, two bathrooms and excellent storage. Outside, the property enjoys beautifully established front and rear gardens, while the integrated double garage and generous driveway provide excellent parking and further potential, subject to the necessary consents.

The House...

The property is approached through a welcoming entrance hall with stairs rising to the first floor, useful understairs storage and doors leading to the principal ground-floor rooms. The sitting/dining room is a particularly impressive space, measuring approximately 22'11 x 11'10 and enjoying a lovely double aspect. A bay window overlooks the front garden, whilst further extensive glazing provides an attractive outlook towards the rear garden and allows plenty of natural light into the room. A fireplace with stone surround and wood-burning stove creates an attractive focal point, with ample space for both comfortable seating and a formal dining area.

The kitchen is undoubtedly one of the highlights of the house, measuring approximately 20'2 x 10'8 and fitted with an excellent range of contemporary wall and base units. There are attractive work surfaces, a substantial central island with inset sink and breakfast seating, together with a comprehensive range of integrated appliances including Bosch oven, induction hob and extractor, dishwasher, washing machine and fridge/freezer. Extensive glazing along the rear of the kitchen creates a wonderfully bright and open room, with lovely views across the garden and direct access outside. The kitchen provides an excellent space for everyday family life as well as entertaining.

A separate study/office overlooks the garden and provides an ideal space for home working, whilst a downstairs cloakroom completes the ground floor.

On the first floor, the bright landing gives access to the loft, airing cupboard and all four bedrooms. The principal bedroom is a wonderful room, enjoying generous proportions together with an excellent range of built-in wardrobes. There is also an attractive outlook and access to the beautifully appointed en-suite bathroom, which features a double-ended freestanding bath, separate shower, wash hand basin with vanity unit and WC, together with a large window overlooking the garden.

There are three further double bedrooms, all offering excellent proportions. Bedroom two measures approximately 11'9 x 9'11, whilst bedroom three measures approximately 11'0 x 9'11. Bedroom four is particularly generous, measuring approximately 20'4 x 11'10, providing excellent flexibility as a bedroom, guest room, teenage suite or additional working space. The family shower room is fitted with a double shower, wash hand basin and WC, with attractive full-height tiling and a window.

The Outside...

The property enjoys beautifully established gardens to both front and rear. The front garden is predominantly laid to lawn and well screened by established planting, with a generous driveway providing parking for approximately three cars and access to the integrated double garage. The rear garden is a particular feature of the property, having been beautifully planted with a wonderful selection of mature trees, shrubs and herbaceous borders. The established hedging creates a good degree of privacy and gives the garden a wonderfully secluded and peaceful feel.

A paved terrace immediately adjoining the house provides an excellent area for outdoor dining and entertaining, with further seating areas positioned amongst the mature planting. There is also a garden shed and useful side access leading towards the front of the property. The integrated double garage, measuring approximately 16'7 x 16'0, provides excellent parking and storage and offers exciting potential for conversion or further adaptation, subject to the necessary planning permissions and consents.

Potential to Extend...

A further attraction of the property is the generous integrated double garage, which offers exciting potential to provide additional accommodation in the future. Subject to the necessary planning permissions and building regulations, the garage could potentially be incorporated into the main house to create further living accommodation. Depending on the eventual design, this could provide an additional reception room, larger kitchen/family space, home office, playroom or potentially further bedroom accommodation. The existing garage is approximately 16'7 x 16'0, providing a substantial footprint and therefore offering considerable scope for those looking to adapt the property to suit their individual requirements. This potential, combined with the already generous accommodation, makes the property particularly appealing to buyers looking for a home they can continue to develop over time.

The Location...

Wythwood is a highly regarded residential cul-de-sac on the southern side of Haywards Heath, offering a peaceful and established setting whilst remaining within easy walking distance of the town centre. Haywards Heath provides an excellent range of shops, cafés, restaurants, supermarkets and leisure facilities, together with a good selection of schools and everyday amenities. The nearby Princess Royal Hospital also provides convenient access to local healthcare.

For commuters, Haywards Heath mainline railway station is readily accessible, with regular services to London Victoria and London Bridge, as well as Brighton and other destinations along the south coast. The area also enjoys excellent access to the surrounding Sussex countryside, with numerous footpaths and country walks nearby, whilst the picturesque village of Lindfield, Ashdown Forest and the South Downs are all within easy reach. The combination of a quiet residential setting, excellent local amenities, transport links and beautiful countryside makes Haywards Heath a particularly popular place to live.

Information...

Tenure: Freehold
Title: To be confirmed
Council Tax: Band F
EPC: To be confirmed
Services: Mains gas, electricity, water and drainage
Heating: Gas central heating
Parking: Driveway parking for approximately three cars, plus integrated double garage
Garden: Mature front and rear gardens
Broadband: Superfast broadband available
Mobile Coverage: Good mobile coverage available
Potential: Double garage offering potential to provide additional accommodation, subject to the necessary planning permissions and consents

Please note that the above information should be verified by your legal representative and relevant service providers prior to exchange of contracts.