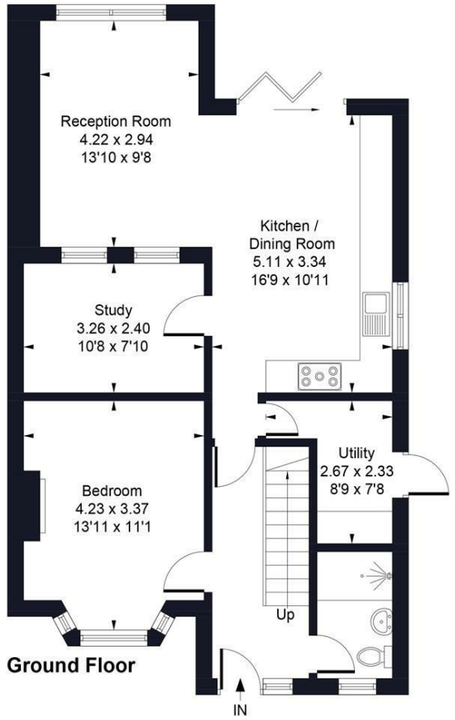
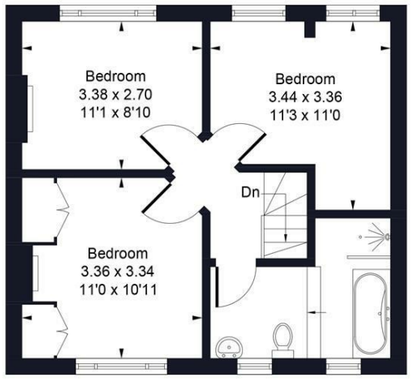


Ground Floor



First Floor

Approximate Gross Internal Area = 115.31 sq m / 1241 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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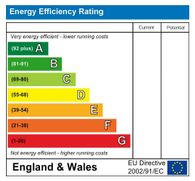

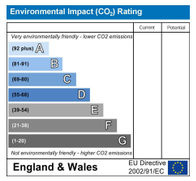

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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide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

81 Queens Road, Haywards Heath, RH16 1EG

Guide Price £600,000 Freehold

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Things We Love...

- The fabulous open-plan kitchen/dining/living room, created within the rear extension and perfect for entertaining.

- The bi-folding doors, opening the dining area directly onto the garden.

- Four bedrooms, including a useful ground-floor bedroom with its own modern shower room.

- The double-storey side and rear extensions, creating an incredibly versatile family home.

- The fantastic Queens Road location, with the mainline station, town centre and local amenities all within easy reach.

If you're looking for a characterful four-bedroom home in a sought-after location within easy reach of Haywards Heath's mainline station, this bay-fronted semi-detached house on Queens Road offers a fantastic combination of period character, generous accommodation and contemporary family living. The current owners have significantly extended and transformed the property during their ownership, adding both a double-storey side extension and a rear extension to create a surprisingly spacious and versatile home of approximately 1,241 sq ft. The extensions have been thoughtfully integrated with the original house, creating a layout that works particularly well for modern family life.

The Home...

The ground floor now offers an unusually generous arrangement of three reception spaces, a kitchen/dining room, a bedroom, utility room and cloakroom, while upstairs are three further bedrooms and the family bathroom.

The real heart of the home is the impressive open-plan kitchen/dining/living room, created within the rear extension. This is a fantastic everyday space, bringing together cooking, dining and relaxing in one generous room. The kitchen has a bold contemporary feel, with deep blue cabinetry, brass-effect handles, integrated appliances and plenty of storage, while open shelving adds a more relaxed, individual touch. Beyond the kitchen is a dining area with plenty of space for a large table and, importantly, bi-folding doors opening directly onto the rear garden, perfect for summer entertaining and creating a seamless connection between inside and out.

The living area sits alongside the dining space and provides plenty of room for comfortable seating, making this a genuinely sociable part of the house where the whole family can spend time together. Large areas of glazing bring in plenty of natural light, while the colourful interiors, plants and carefully chosen furnishings give the space a wonderfully individual character.

Away from the main living space is a separate study, currently set up as a home office but equally well suited to use as a playroom, hobby room or additional snug depending on your needs.

A useful utility room provides additional practical space, keeping laundry and household essentials away from the main living areas.

At the front of the house, the accommodation includes bedroom four/formal living room, a particularly useful room that could work equally well for guests, older children or turned back in a separate living room as features a lovely bay window and original fireplace. This is served by a modern shower room, making this part of the house especially versatile for multi-generational living or anyone wanting ground-floor accommodation.

Upstairs, there are three further double bedrooms, giving four bedrooms in total. The second bedroom benefits from dual set of fitted wardrobes. The bedrooms are complemented by a well-appointed family bathroom, while the first-floor layout provides excellent flexibility for family, guests or working from home.

Throughout the house, the owners have created a home with a strong sense of personality, combining the character of the original property with the additional space and flexibility provided by the extensions.

Step Outside...

The rear garden is a lovely extension of the living space and is particularly well suited to the way the house has been designed. Immediately outside the bi-folding doors is a generous paved terrace, creating an ideal spot for outdoor dining, entertaining or simply relaxing in the sunshine. Beyond this is a good-sized lawn surrounded by established planting, mature shrubs and trees, giving the garden a private and established feel.

There is plenty of space for children to play, while the combination of the terrace and lawn makes the garden equally suited to summer entertaining.

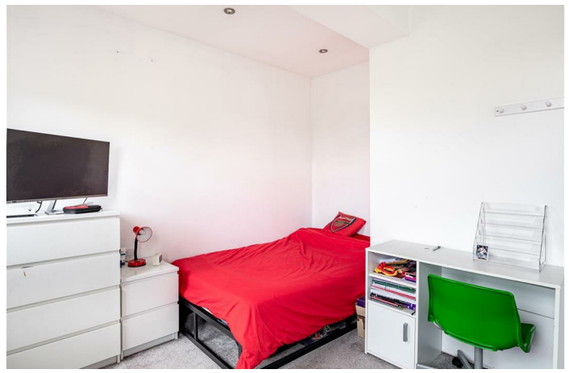
There is also gated side access, with driveway parking for two cars to the front of the property.

The Location...

Queens Road is one of Haywards Heath's most convenient residential locations, positioned within easy walking distance of the town centre and mainline railway station. From number 81, Haywards Heath station is approximately 0.4 miles away, making this an excellent choice for commuters, with regular services towards London, Brighton and Gatwick. The property is also ideally placed for everyday amenities. The town centre, The Broadway and The Orchards provide a good selection of independent cafés, restaurants, bars, shops and everyday services, while Waitrose & Partners and Sainsbury's are both within easy reach.

For families, there are a number of well-regarded schools nearby, including Oathall Community College, around 0.3 miles away, together with Blackthorns Community Primary Academy, Warden Park Primary Academy and Harlands Primary School. There are also plenty of opportunities to enjoy the outdoors, with local parks, recreation grounds and the surrounding Sussex countryside all easily accessible. Haywards Heath itself provides a particularly good balance of town and country living, while the nearby A272 provides access towards the wider Sussex countryside and the A23/M23 network.

For commuters and those wanting to be close to everything Haywards Heath has to offer, the position of 81 Queens Road is a real strength — a quiet residential setting with the station, shops, schools and town centre all conveniently close by.

The Finer Details...

Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: D
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.