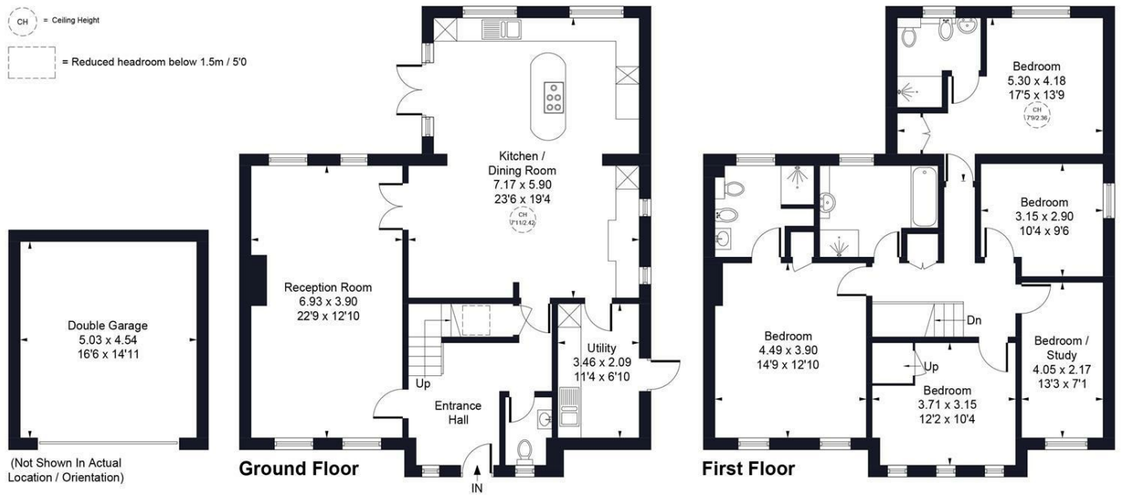

Approximate Gross Internal Area = 185.80 sq m / 2000 sq ft
Double Garage = 23.34 sq m / 251 sq ft
Total = 209.14 sq m / 2251 sq ft

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

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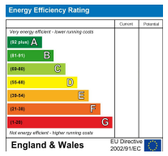

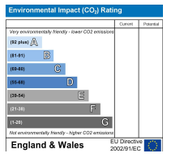

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5 Things We Love...

- Substantially extended and modernised – Approximately 2,000 sq ft of family accommodation, transformed by the current owners.

- A fantastic kitchen/dining room – An impressive open-plan space with black stone worktops, integrated appliances and room for dining and relaxing.

- Five versatile bedrooms – Including a generous principal bedroom and a guest bedroom, both with luxury en-suite shower rooms.

- Generous gardens and family space – A large rear lawn, raised entertaining deck and additional front garden with a dedicated children's play area.

- A superb central location – Within walking distance of Haywards Heath town centre, the mainline station and well-regarded local schools.

This attractive Neo-Georgian detached home occupies a peaceful and convenient central position in the heart of Haywards Heath. Completely overhauled and thoughtfully transformed during the current owners' tenure, including a substantial two-storey rear extension, the property now provides approximately 2,000 sq ft of beautifully modernised and versatile family accommodation. With an impressive open-plan kitchen/dining room, a generous separate reception room, five bedrooms and a private, established garden, it offers a wonderful combination of space, style and everyday convenience, all within walking distance of the town centre and approximately 15 minutes' walk of the mainline railway station.

The House...

Significantly extended and comprehensively modernised by the current owners, this is a home that has been carefully reimagined to meet the needs of modern family life. The two-storey rear extension has created a particularly impressive amount of additional living space, with a generous open-plan kitchen/dining room forming the natural heart of the house, complemented by a separate reception room and five bedrooms arranged over two floors.

The entrance hall provides a welcoming introduction, with stairs rising to the first floor and access to the principal ground-floor accommodation. The separate reception room is a wonderful space in which to relax, measuring approximately 22'9" x 12'10". Generously proportioned and enjoying a dual aspect, the room is flooded with natural light throughout the day, while the feature fireplace provides an attractive focal point. There is plenty of space for comfortable seating, creating an inviting setting for quieter evenings away from the sociable open-plan kitchen/dining room.

Undoubtedly the heart of the home is the impressive kitchen/dining room, extending to approximately 23'6" x 19'4". Designed with both everyday living and entertaining in mind, this expansive open-plan space features an extensive range of cream cabinetry, striking black stone work surfaces and a substantial central island with an integrated hob and breakfast seating. A plethora of integrated appliances creates a sleek, practical finish, while there is ample room for a large dining table and, if desired, an additional seating area to create a more relaxed living space. Windows and French doors draw in plenty of natural light and provide a lovely outlook over the garden, creating a sociable and versatile room that truly forms the heart of the home.

The kitchen is complemented by a separate utility room, providing additional space for laundry and household storage, together with a convenient ground-floor cloakroom.

The first floor offers five bedrooms, providing excellent flexibility for family life, visiting guests or working from home. The principal bedroom is particularly generous, measuring approximately 17'5" x 13'9", and benefits from a luxurious en-suite shower room. The guest bedroom also enjoys its own luxury en-suite shower room, making it ideal for visiting family and friends or older children seeking additional privacy. Three further bedrooms provide comfortable and versatile accommodation, with potential for use as children's bedrooms, a dressing room or a home office. The combination of two en-suite bedrooms and additional family bathroom facilities makes the layout particularly well suited to larger families and those who regularly entertain overnight guests.

Step Outside...

The gardens offer a wonderful balance of entertaining space, lawn and established greenery. To the rear, a raised timber deck provides an excellent setting for outdoor dining and summer gatherings, with plenty of room for garden furniture. Its elevated position overlooks the garden, creating a pleasant spot to sit and enjoy the surroundings. Steps lead down to a large area of lawn, providing plenty of space for children to play and families to enjoy the outdoors. Mature hedging and established planting help create a good degree of privacy and seclusion, while further paved seating areas offer additional places to relax. A timber garden shed provides useful storage.

The front garden is equally useful, offering additional lawned space and a particularly practical area behind the garage, which the current owners use as a children's play area. This provides valuable extra outdoor space away from the main rear garden, making the property especially appealing to families. While a substantial block-paved driveway provides ample off-road parking and leads to the detached double garage, measuring approximately 16'6" x 14'11". The combination of generous gardens, dedicated play space, parking and garaging is a valuable addition to an already versatile family home.

The Location...

Fairford Close is a quiet residential cul-de-sac just off Oathall Road, enjoying a convenient central position in Haywards Heath. The town centre is within walking distance, offering an excellent range of shops, including Waitrose, Sainsbury's and The Orchards Shopping Centre. The Broadway provides a popular social hub, with a variety of cafés, pubs, bars and restaurants. Haywards Heath mainline railway station is approximately 15 minutes' walk away, providing regular services to London Bridge and London Victoria, with journey times from around 47 minutes, as well as convenient connections to Gatwick Airport, Brighton and the South Coast.

The location is particularly appealing to families, with a selection of well-regarded schools nearby, including Oathall Community College, Blackthorns Primary Academy and Warden Park Primary Academy, alongside respected independent schools within the wider area. The surrounding Sussex countryside offers attractive walks and opportunities to enjoy the outdoors, while the A272 and A23 provide convenient road connections across the county and towards Brighton, Gatwick Airport and the wider motorway network. Combining a peaceful residential setting with excellent access to amenities, schools and transport links, Fairford Close offers an appealing balance of convenience and family living.

The Specifics...

Parking: Block-paved driveway and detached double garage
Tenure: Freehold
Title Number: WSX591
Local Authority: Mid Sussex District Council
Council Tax Band: F
Broadband: Ultrafast broadband available, with speeds advertised up to 1,000 Mbps
Heating: Gas-fired central heating
EPC Rating: To be confirmed
Chain: To be confirmed