



Chatsworth, 50a Lewes Road, Haywards Heath, West Sussex RH17 7SN

GUIDE PRICE ... £1,500,000 ... FREEHOLD





An individual detached house of just over 3000 ft.² tucked away down a long private driveway behind the houses on the south side of Lewes Road enjoying a great degree of privacy on the town's south/eastern outskirts. EPC: B

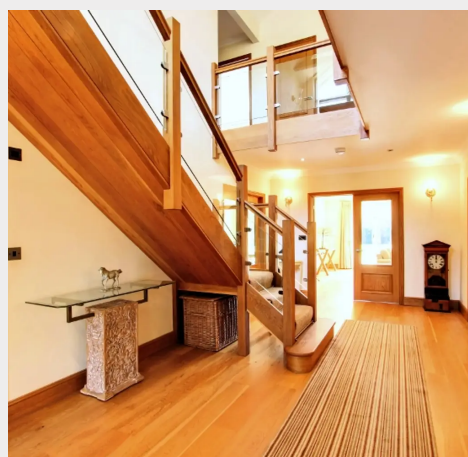
- Designed and built by the current owners in the garden of their old house (50) in 2009
- Grand reception hall with vaulted galleried landing and glazed gable above
- Fabulous family sized kitchen/dining/living area with bi-fold doors out to the south facing terrace & garden
- Living room with stone fireplace and 2 sets of bi-fold doors to garden
- Separate dining room, study and utility room
- Underfloor heating throughout the ground floor
- Master bedroom with dressing area, walk-in closet and en-suite bath/shower room
- 2 further bedrooms with en-suite bath/shower rooms
- 4th bedroom and separate shower room
- Fully enclosed south facing plot of 0.5 acres
- Front, side and 100' x 80' fully enclosed south facing rear garden offering a good degree of privacy
- Detached garage/workshop building in excess of 500 ft.² with electric doors (potential for enlargement or a flat/office suite above STPP)
- Rear gate onto a wildlife corridor linking with Colwell Lane and woodland
- PV panels on the south facing roof generate a minimum of £2,000 per year with 13 more years to run off a 25 years total



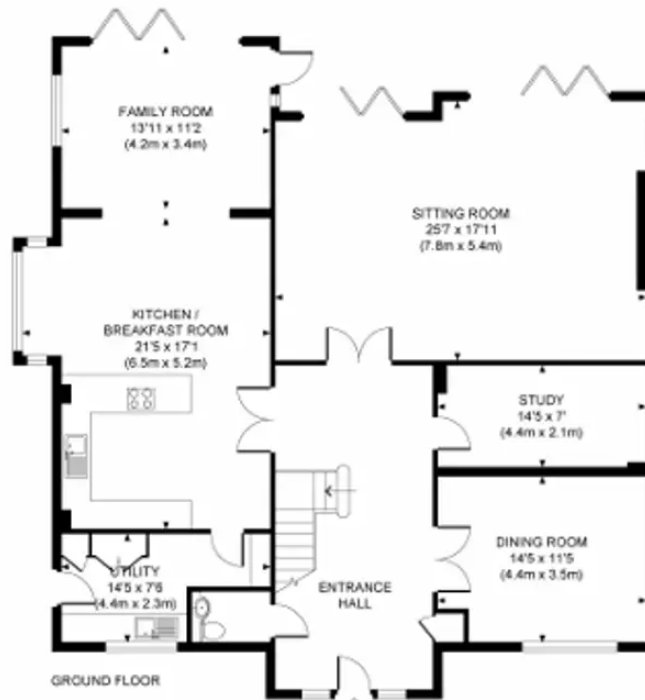
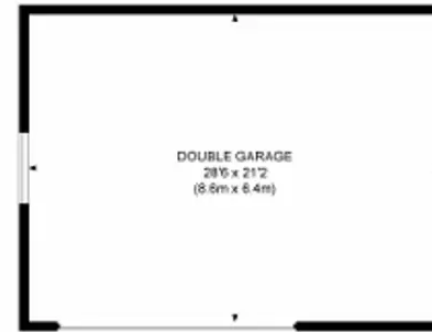
The property occupies a generous plot on the desirable south side of the Lewes Road on the town's south/eastern outskirts and makes up part of the Conservation Area. Haywards Heath town centre is within 1.5 miles where there is an extensive range of shops and stores whilst the fashionable Broadway is a little further on where there are numerous restaurants, cafes and bars. The town has numerous leisure groups, sports clubs, a leisure centre and within close proximity there are several golf clubs and beauty spots including the River Ouse Valley path, both Ditchling and Chailey common country parks, the Ashdown Forest and the South Downs National Park.

There are excellent local schools in the town and numerous independent schools locally which includes Great Walstead, Cumnor House, Ardingly College, Worth, Michael Hall and Burgess Hill Girls. These and some of the county's other excellent schools including Brighton College, Roedean, Bedes and Lancing College all run school bus services with pick up points close by. The village of Lindfield is close by where there is a picturesque tree-lined High Street, a duckpond, common and a traditional range of shops, boutiques, pubs and restaurants.

By road access to the major surrounding areas, Brighton, Gatwick and the M25 can be swiftly gained via the A272 and the A/M23. The latter lying about 7 miles to the west at Bolney or Warninglid.




 Approximate Gross Internal Area
 2903 sq ft / 269.7 sq m
 Approximate Gross Internal Area Outbuildings
 598 sq ft / 55.6 sq m
 Total Gross Internal Area 3501 sq ft / 325.3 sq m



This plan is for layout guidance only, not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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