



BRITISH
PROPERTY
AWARDS

2019



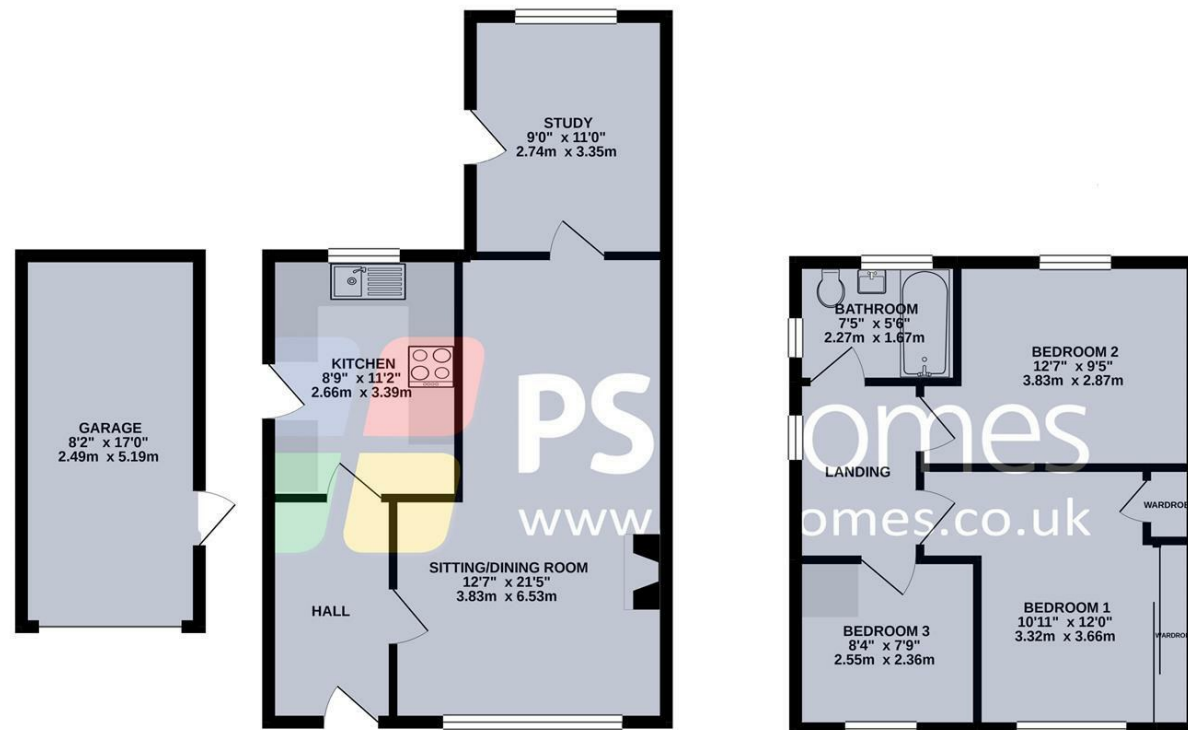
GOLD WINNER

ESTATE AGENT IN
HAYWARDS HEATH



26 Southdown Close, Haywards Heath, West Sussex, RH16 4JR

Price £375,000 Freehold



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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What we like...

- * Spacious 21ft open plan sitting/dining room with open fireplace.
- * Versatile study/family room - perfect for those who work from home.
- * Peaceful position yet within walking distance of the town centre and station.
- * Plenty of scope to extend to the side and/or into the loft, if required.
- * Vendor suited so swift move is possible

The House...

This traditional three bedroom semi-detached home was built in 1964 and occupies a peaceful cul-de-sac position just south of Haywards Heath's town centre. The accommodation is well-proportioned and includes a spacious 21ft open plan sitting/dining room with open fireplace, perfect for those cold winter evenings. The house has been extended to the rear to create a versatile and highly useful study/family room. The kitchen is fitted and overlooks the rear garden, with a side door leading out to a covered passage and the garage.

On the first floor there are two double bedrooms (one front, one rear) and a larger-than-average single bedroom. Each bedroom is served by the modern, dual aspect family bathroom with white suite and overhead shower.

Further attributes include gas fired central heating with combination boiler (in the loft), double glazed windows throughout and a sizeable loft space with ladder, boarding and lighting.

Scope/Potential...

There is plenty of scope to extend and enlarge the house, if required. Some neighbouring homes have demolished the garage to create a two-storey side extension. The loft space is also ripe for conversion into a large master bedroom with en-suite by adding a rear dormer. Any work is of course subject to planning permission.



Step Outside...

To the rear is an easily maintained, landscaped rear garden. The paved terrace provides an ideal spot for barbecues and steps lead up to a level expanse of lawn.

To the front is a block-paved driveway parking for two cars and a pretty garden.

The Location...

Southdown Close is a well-kept and most quiet, no through, residential cul-de-sac lying off of Vale Road, within short walking distance of Ashenground Woods and Vale Doctor's Surgery. The town centre is just over a mile distant and provides a wide range of facilities and amenities including 'The Orchards Shopping Centre', Marks & Spencers, Costa Coffee, Café Nero and Victoria Park. Haywards Heath mainline station is a 1.5 miles distant and provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast. By car, surrounding areas can be accessed via the A272 to the east and A23/M25 to the west.

SCHOOLS: The town is well represented for both primary and secondary schooling including St. Wilfred's C of E, St. Joseph's Catholic School, Bolnore Village Primary School and Oathall Community College for secondary education.

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

