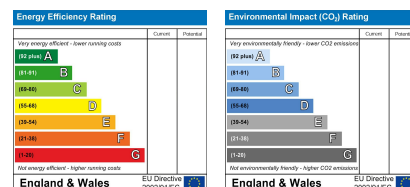


Area excludes Eaves and Terrace

TOTAL FLOOR AREA: 1563sq.ft. (145.2 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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Primrose House, 15 Harlands Close, Haywards Heath, West Sussex, RH16 1PS

Price £750,000 Freehold



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

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## Primrose House, 15 Harlands Close, Haywards Heath, West Sussex, RH16 1PS

### What we like...

- \* 'New England' style home that has been transformed by the current owners.
- \* Exceptional 33ft open plan kitchen/dining/family room with superb views.
- \* Superb bedroom with vaulted ceiling and glazed gable with tree-top views.
- \* Spacious, triple aspect sitting room with focal point fireplace.
- \* Quiet, tucked away position on favoured west side of town, close to station and good schools.

### The House...

This attractive 'New England' style detached family home occupies a peaceful position at the end of a quiet cul-de-sac on the favoured west side of Haywards Heath and is conveniently located for the mainline station, highly regarded schooling and Waitrose & Sainsbury's Superstores.

The current vendors have transformed the house in recent years creating a truly exceptional home, presented in impeccable order with some stunning spaces. The ground floor offers spacious and highly versatile accommodation that is ideal for family life. The exceptional open plan kitchen/dining/family room extends across the entire rear of the house and measures an enormous 33ft with ample space for a sizeable table and sofas. Bi-fold doors open on to a terrace to provide that 'inside-outside' feel and the most superb wooded views. The kitchen itself is sleek & stylish with 'handleless' grey units, Quartz worktops, breakfast bar and a range of integrated appliances (two 'Neff' ovens, microwave, dishwasher, fridge, freezer and washing machine). There is also a useful utility area tucked off the kitchen and door for side access.

A spacious (20ft x 15ft) triple aspect sitting room provides a cosier retreat with a focal point gas 'log effect' fireplace with stone surround and attractive bay window.

There is also a study, perfect for those who work from home and a cloakroom.

On the first floor are four bedroom and three bath/shower rooms. The main bedroom has a dual aspect, fitted storage space and its own stylish en-suite shower room. The second bedroom is truly special with a vaulted ceiling and impressive glazing that looks out into the treetops. This bedroom also has its own en-suite shower room. Bedrooms 3 & 4 are also doubles and served by the beautifully fitted family bathroom with overhead shower and marble tiling.

Further attributes include complete rewiring, new central heating system, new roof, new windows, completely re-plastered & redecorated and fully insulated to latest standards – essentially a new house.

### Step Outside...

To the rear considerable landscaping has taken place to create a three-tiered garden. The decked terrace sits adjacent to the kitchen and provides a delightful spot for 'al-fresco' dining, with beautiful wooded views. There is external lighting on the balustrades providing ambience of an evening. The void under the decking provides excellent external storage.



Steps will lead down to two levels of lawn and the garden backs on to woodland, which is accessible on foot and leads out towards Blunts Wood, perfect for dog walking.

To the front is driveway parking for three cars with the initial section shared with a neighbouring new build.

### The Location...

Harlands Close lies off of Penland Road and is a sought after residential close on the desirable west side of town and is ideally located for the mainline train station with its fast and regular commuter services to London (approx 47 minutes to London Bridge/Victoria), Brighton (approx 20 minutes) and Gatwick International Airport. This house in particular is positioned at the end of the cul-de-sac and is a town centre oasis. Also within walking distance are Waitrose and Sainsbury's Superstores and the Dolphin Leisure Centre. The highly regarded Harlands Primary School is a short walk as is Central Sussex Sixth Form College, due to re-open Sept 2020. For secondary education, children in the area usually attend the reputable Warden Park which can be accessed easily via Blunts Wood. By car surrounding areas are approached via the A272 or A23(M), with the latter lying approximately five miles west at Warninglid/Bolney.

### Information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Services: Mains gas, water, drainage and electric (none tested)

### NB

The current owners are constructing a new build house adjacent to no.15. This is due for completion in early 2021.

