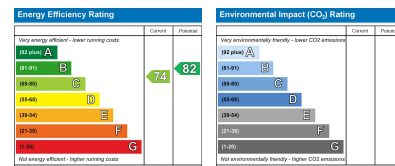


**Approx. Gross Internal Floor Area 1556 sq. ft / 144.5 sq. m**  
 Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.



  
**BRITISH  
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**GOLD WINNER**  
 PSP HOMES  
 SOUTH ENGLAND  
 (OVERALL)



**34 Fairford Close, Haywards Heath, West Sussex, RH16 3EF**

**Guide Price £785,000 Freehold**

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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.

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## 34 Fairford Close, Haywards Heath, West Sussex, RH16 3EF

Guide Price: £785,000 - £815,000

What we like...

- \* Attractive Neo-Georgian kerb appeal
- \* 1/5 acre plot - very rare for a town centre home.
- \* Peaceful cul-de-sac but walk of the station, town centre and good schools.
- \* Flexible accommodation that is ideal for a family.
- \* Potential Annexe - ideal for a "live in" relative.

**Guide Price £785,000 - £815,000**

### The House...

This attractive, Neo-Georgian, detached home is perfect for anyone looking for a peaceful, yet central location within walk of the station, town centre and good schools – great for families.

Internally, the accommodation is spacious and incredibly versatile. You're welcomed by a generous central hallway that sets the tone. To the right you have a impressive 20ft, dual aspect sitting room with a fireplace that provides a natural focal point. The elevated position means you have a lovely leafy vista and the dual aspect floods the room with natural light.

The kitchen/diner has been extended to create a social space and is totally bespoke, having been built by Cuckfield Carpentry in 2021. There is a "Shaws of Darwen" butler sink, DeVol pot tap. The stone worktops add a touch of class and the floors are solid oak. The induction range cooker is top of the range and, as with the other appliances, is available via negotiation.

The ground floor also has a versatile annexe, which is linked to the main house. The kitchenette could easily be used as a family room/play room and leads through to a generous ground floor double bedroom with ensuite shower room (formerly the garage).

There is also a ground floor cloakroom and handy understairs cupboard.

On the first floor there are three bedrooms and the family bathroom. At 20ft, the main bedroom is enormous and could easily be split into two generous bedrooms (as it was originally) or you could create a dressing area and ensuite. The second and third bedroom are well-proportioned also.

The family bathroom is oversized, has brand new waterproof sisal flooring and standalone bathtub with overhead shower. This could easily be split to create an ensuite for the second bedroom and separate family bathroom.

The home has gas fired central heating with a combi boiler that is serviced annually and is fully double glazed. For those who work from home, or like to stream, you have access to an Ultrafast broadband connection.

### Step Outside...

The home sits on one of the biggest plots in the road, extending to 0.19 acres in total. The gardens are incredibly well-screened and offer a high degree of privacy and seclusion. The south-easterly aspect means there is plenty of sunshine throughout the day and the paved terrace is the ideal spot for outside entertainment.

Steps lead down to a large expanse of lawn that is perfect for children to play and the Summerhouse provide excellent storage.

There is gated side access that leads to the front where you have a front garden and block paved driveway provides driveway parking for a couple of cars.



### The Location...

Fairford Close is a quiet close that lies off Oathall Road in the very heart of Haywards Heath. The location is perfect for commuters with Haywards Heath's mainline station lying just over half a mile distant. The station is on the main London-Brighton line and boasts fast, regular services to London Bridge/Victoria (47 mins), Gatwick International Airport (15 mins) and the South Coast (20 mins).

The town centre is just a short walk and boasts an array of shops including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys and both are within walking distance. The town's social centre is The Broadway, which is a five-ten minute walk and offers an array of pubs, bars & restaurants including Lockhart Tavern gastropub, Cote Brasserie, Rouge, Pascals Brasserie, Roccas Italian, La Campana Tapas, Orange Square, Pizza Express and Zizzis.

There are several highly regarded schools nearby in both state and private sectors, including Oathall Community College, Ardingly College, Great Walstead Prep School, Blackthorns Primary Academy and Warden Park Primary Academy.

Surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying five miles west at Bolney/Warninglid.

### The Specifics...

Tenure: Freehold  
Title Number: WSX591  
Plot Size: 0.19 acres  
Local Authority: Mid Sussex District Council  
Council Tax Band: F  
Broadband Speed: Ultrafast - up to 1000 mbps

We believe this information to be correct but recommend checking personally before exchange of contracts.

