



10 The Grove
Haywards Heath, RH16 3SJ

■ ■ ■ Mark Reville & Co

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Offers in Excess of £1,200,000 Freehold

Nestled in an exclusive setting off The Grove, is a stunning luxury family home offering the perfect blend of elegance, space and modern convenience. This exceptional residence forms part of an exclusive development of just two beautifully designed homes. The property is set in the conservation area within a plot in excess of 1/3 of an acre. This 6 bedroom home is set over 3 floors and has a large attached single garage and a separate double garage. It boasts an impressive and versatile layout, perfectly suited to modern family living. The spacious entrance hall welcomes you into the heart of the home, where high quality finishes and an abundance of natural light. The ground floor offers a generous open plan kitchen, dining and family area, designed with both style and functionality in mind. The contemporary kitchen is equipped with premium appliances and sleek worktops, the bright and airy living room leads onto the landscaped rear garden. Upstairs on the middle floor there are 5 bedrooms and a family bathroom. 2 of the bedrooms enjoy en suite facilities. On the second floor, the luxurious principal suite features a spacious bedroom and a stylish shower room. The beautifully landscaped gardens are arranged with a large lawn, well established trees and shrub borders. The garden continues down one side with a walk through pergola and central patio, garden shed/store. There is also a small greenhouse. A large driveway ensures ample parking and the attached garage benefits from a utility area with sink, power, light and space for a washing machine. 10 The Grove presents a rare opportunity to acquire a luxurious and well appointed family home in a prime Haywards Heath location.

Situated in one of Haywards Heath's most desirable residential areas, 10 The Grove enjoys a peaceful yet convenient setting, offering excellent connectivity and access to a wealth of local amenities. Haywards Heath mainline station is within easy reach, providing fast and direct links to London Bridge and Victoria in under 50 minutes, making it an excellent choice for commuters. The A23/M23 is also nearby, offering quick access to Brighton, Gatwick Airport and the wider motorway network. Families will appreciate the excellent selection of highly regarded local schools, including Harlands Primary School, Warden Park Secondary Academy, and several esteemed independent schools such as Great Walstead and Ardingly College. The stunning South Downs National Park is just a short drive away, offering miles of scenic walking and cycling trails, while nearby Victoria Park and Beech Hurst Gardens provide excellent facilities for families. Haywards Heath town centre offers an array of shops, cafes, and restaurants, as well as a Waitrose and Sainsbury's for daily essentials. The nearby villages of Lindfield and Cuckfield provide charming high streets with independent boutiques, cosy pubs, and local community events throughout the year.

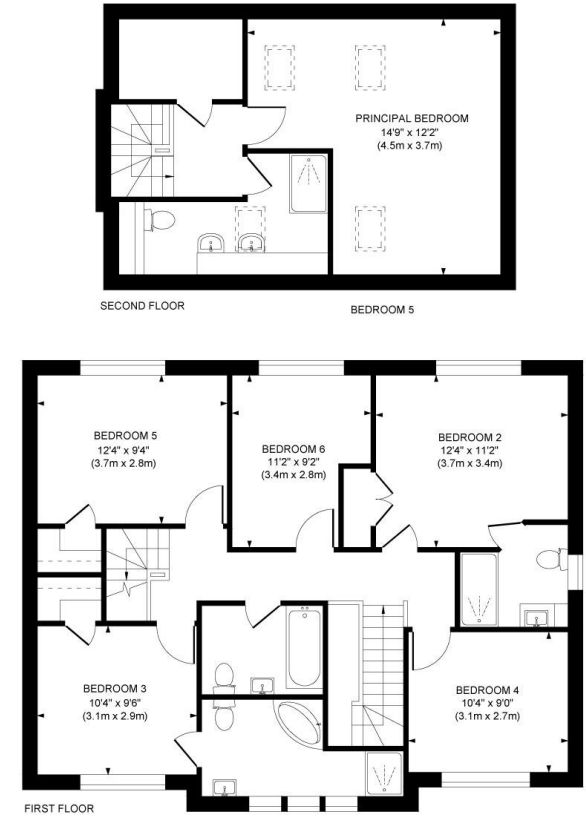
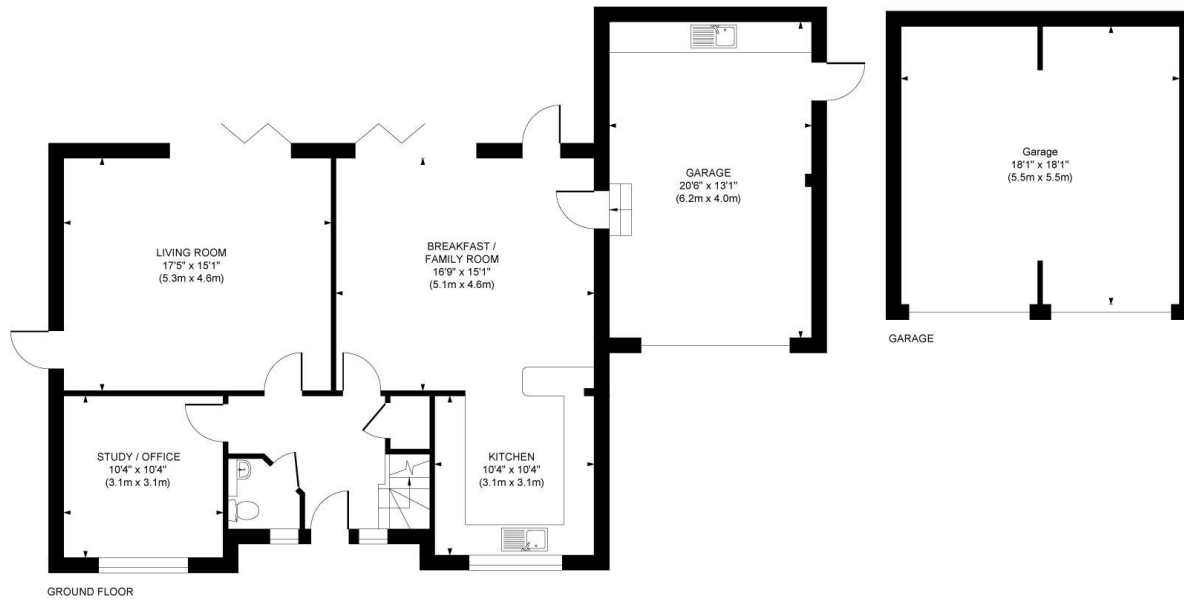




Approximate Gross Internal Area

Main House 2186 sq. ft / 203.11 sq. m
 Garage 595 sq. ft / 55.25 sq. m
 Total 2781 sq. ft / 258.36 sq. m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 decisions reliant upon them.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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