



Pinehurst
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Offers in Excess of £1,700,000 Freehold

An exceptional opportunity to acquire a truly unique 1920s character home, beautifully refurbished to blend timeless charm with contemporary style. Offering 3,626 sq ft of versatile living space, the property provides 5/6 bedrooms and is set within a secluded 1-acre plot, directly adjoining the picturesque Paiges Meadow and Blunts Wood Nature Reserve. The impressive interior features a vast open-plan kitchen/living/dining area with direct access to the garden - the perfect space for modern family life and entertaining. A formal sitting room with fireplace adds a touch of elegance, while two generous ground-floor bedroom suites provide ideal accommodation for a self-contained annexe or multi-generational living. Upstairs, there are three further bedrooms, two of which benefit from stylish en-suite bathrooms. Refurbishment highlights include new flooring, rewiring with Cat 5e cabling, an upgraded heating system with underfloor heating in key areas, and double glazing throughout, ensuring the property is perfectly equipped for modern comfort. Externally, a long private driveway leads to extensive parking and an attached double garage. The beautifully landscaped rear garden offers direct gated access to the nature reserve and features a large sun terrace, a swimming pool, and a charming summer house. Expansive lawns, mature trees, and carefully planted borders create a sense of total privacy, while the gently sloping grounds provide uninterrupted views over open countryside - a truly idyllic setting. This is a rare opportunity to purchase a substantial, secluded home in one of West Sussex's most desirable and accessible locations.

Situated on the sought-after Haywards Heath/Cuckfield borders, Pinehurst enjoys a prime location within walking distance of both Haywards Heath railway station and Cuckfield's delightful High Street. The area is served by highly regarded local schools, including Holy Trinity Primary and Warden Park Academy, and is within easy reach of a variety of independent schools with convenient coach services operating nearby. Commuters benefit from excellent rail links to London (47 mins), Gatwick Airport (15 mins), and Brighton (20 mins), with easy access to the A272 and A/M23 providing superb connectivity by road. Haywards Heath offers an extensive range of amenities, while The Broadway is home to an excellent selection of restaurants, cafés, and bars.



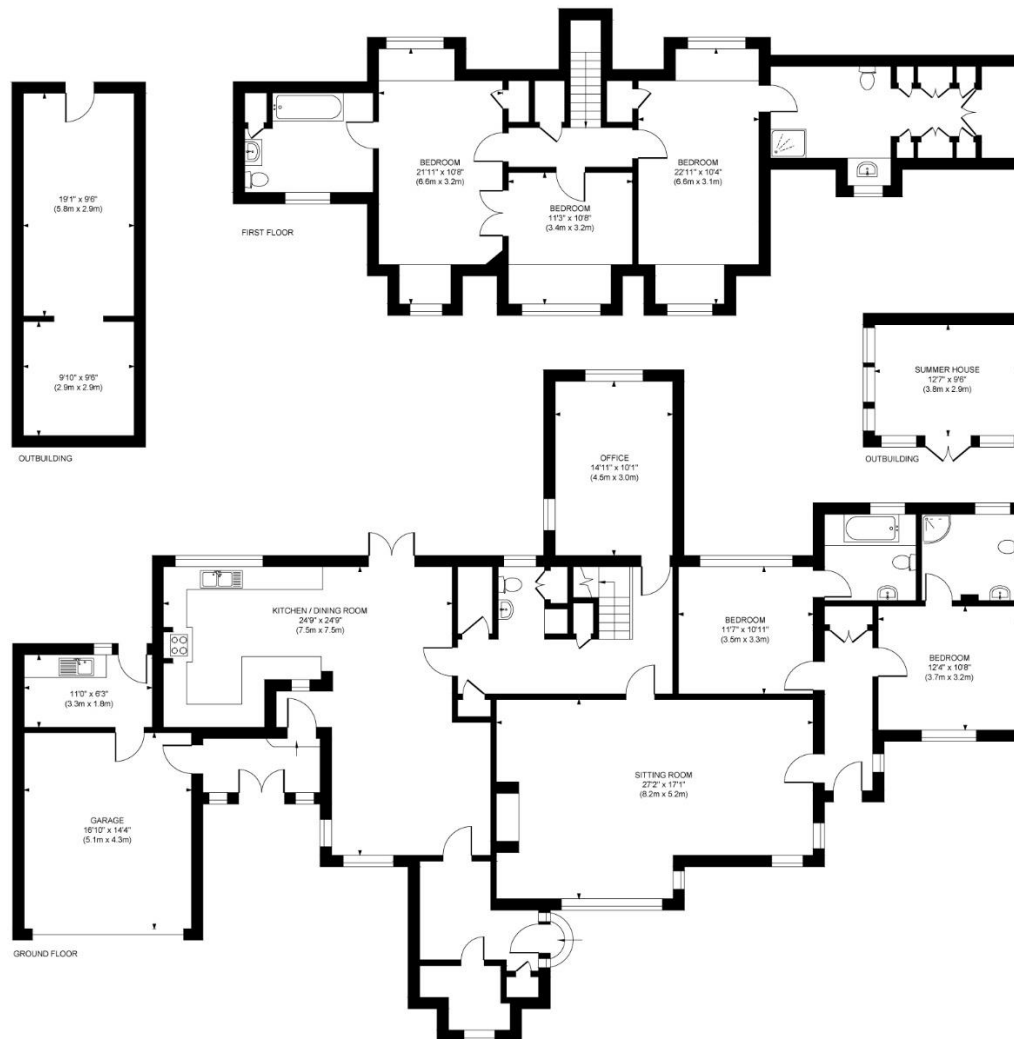


Approximate Gross Internal Area

Main House 3227 sq. ft / 299.89 sq. m

Outbuildings 399 sq. ft / 37.12 sq. m

Total 3626 sq. ft / 337.01 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 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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