



16 Colwell Close
Haywards Heath, RH16 4HF

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Guide Price £650,000 Freehold

This superb three bedroom detached family home occupies an enviable corner plot within a small, select cul-de-sac, conveniently located close to the town Centre and well regarded local schools. Enclosed by a high, characterful wall, the property enjoys beautifully maintained gardens with a sunny aspect and a high degree of privacy. Having been significantly improved and extended by the current owners, the home is presented in excellent order throughout, offering spacious and thoughtfully designed accommodation. The ground floor comprises a welcoming entrance hall, a refitted downstairs cloakroom, and an impressive sitting room featuring a fireplace and patio doors opening onto a sun terrace and side garden. The heart of the home is the stunning open plan kitchen/dining/family room, fitted with a high quality bespoke kitchen complete with central island, integrated appliances, and ample space for both dining and relaxed seating. Further patio doors lead to an additional enclosed garden area with access to the garage and driveway. Upstairs, there are three generous double bedrooms, two of which benefit from built-in wardrobes, alongside a refitted luxury shower room. Additional features include gas fired central heating, double glazed replacement windows throughout, and a clean, neutral décor. Externally, the property offers an attached garage with extra parking space alongside with light, power, and side access, along with a private block paved driveway and security lighting. The front garden is mainly laid to lawn with planted borders, while the two enclosed side gardens provide paved terraces, well tended lawns, and a variety of flowers and shrubs, all surrounded by high brick walls to create private, sheltered spaces ideal for outdoor entertaining and family enjoyment.

The property is situated on a prominent corner plot in this popular residential close, within easy walking distance of the town centre. The area offers a wide range of shops, cafés, and restaurants, along with several well regarded schools catering for all age groups. Haywards Heath provides an excellent selection of amenities, including parks, a Sainsbury's superstore, and a modern leisure complex. The mainline railway station offers fast and frequent services to London Victoria and London Bridge (approximately 43 minutes), making it ideal for commuters. The A23 lies around 5 miles to the west, providing direct access to the motorway network, while Gatwick Airport is approximately 14 miles to the north and the vibrant city of Brighton is a similar distance to the south.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1307 ft²
121.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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