



9 Windsor Close  
Haywards Heath, RH16 4QR

■ ■ ■ Mark Reville & Co

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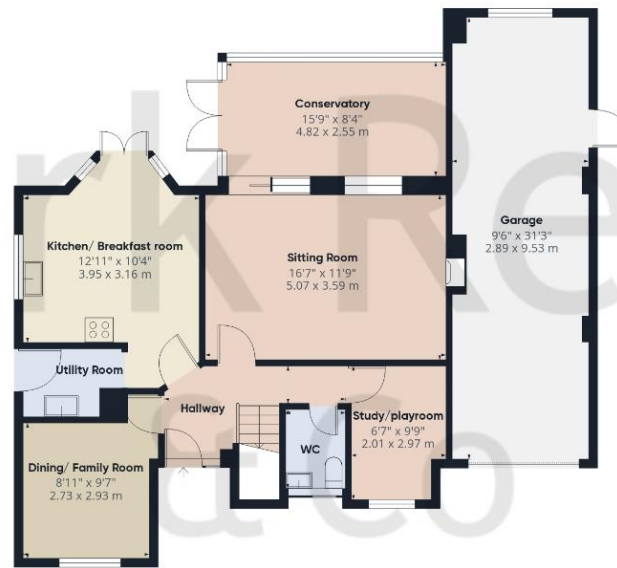
**Guide Price £725,000 Freehold**

A beautifully presented four bedroom detached family home, constructed by Martin Grant Homes, offering well balanced and spacious accommodation throughout. The property is offered for sale in excellent order, with a versatile layout ideally suited to modern contemporary family living. The accommodation comprises a generous entrance hall, downstairs WC, impressive sitting room, separate dining/family room, and a study/playroom. The well-equipped kitchen/breakfast room features integrated appliances and ample storage, complemented by a separate utility room. In addition, a beautifully constructed triple aspect conservatory leads off the sitting room, enjoying delightful views over the rear garden. Upstairs, there are four well proportioned bedrooms, including a principal suite with en suite shower room, alongside a modern family bathroom. Further benefits include gas central heating, uPVC double glazing, and a substantial tandem garage. A particular highlight is the professionally landscaped rear garden, thoughtfully arranged over split levels, featuring an expansive paved terrace, timber decking with gazebo, and level lawn areas designed for ease of maintenance and ideal for outdoor entertaining. An internal inspection is highly recommended.

Windsor Close is a small and sought after cul-de-sac situated just off Edward Road in a well established and convenient part of Haywards Heath. The property is within easy reach of the town centre, offering a wide range of amenities including shops, cafes, and restaurants around The Broadway, as well as a nearby Sainsbury's Local for day-to-day needs. Haywards Heath railway station is close by, providing fast and frequent services to London Victoria and London Bridge in approximately 45 minutes, making the area popular with commuters. The town is well served by highly regarded schools for all age groups and offers excellent leisure facilities, including a modern leisure centre, parks, and open spaces. For wider travel, the A23 is easily accessible, linking to the motorway network and Gatwick Airport, while the vibrant coastal city of Brighton and the scenic countryside of the South Downs National Park and Ashdown Forest are all within a short drive.



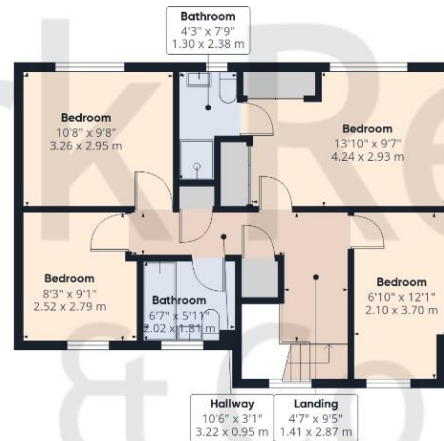




Ground Floor

Approximate total area<sup>(1)</sup>

1649 ft<sup>2</sup>  
153.1 m<sup>2</sup>



Floor 1

(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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