



# Paddockhall Road, Haywards Heath

Guide Price £950,000

# Austwick, 14 Paddockhall Road

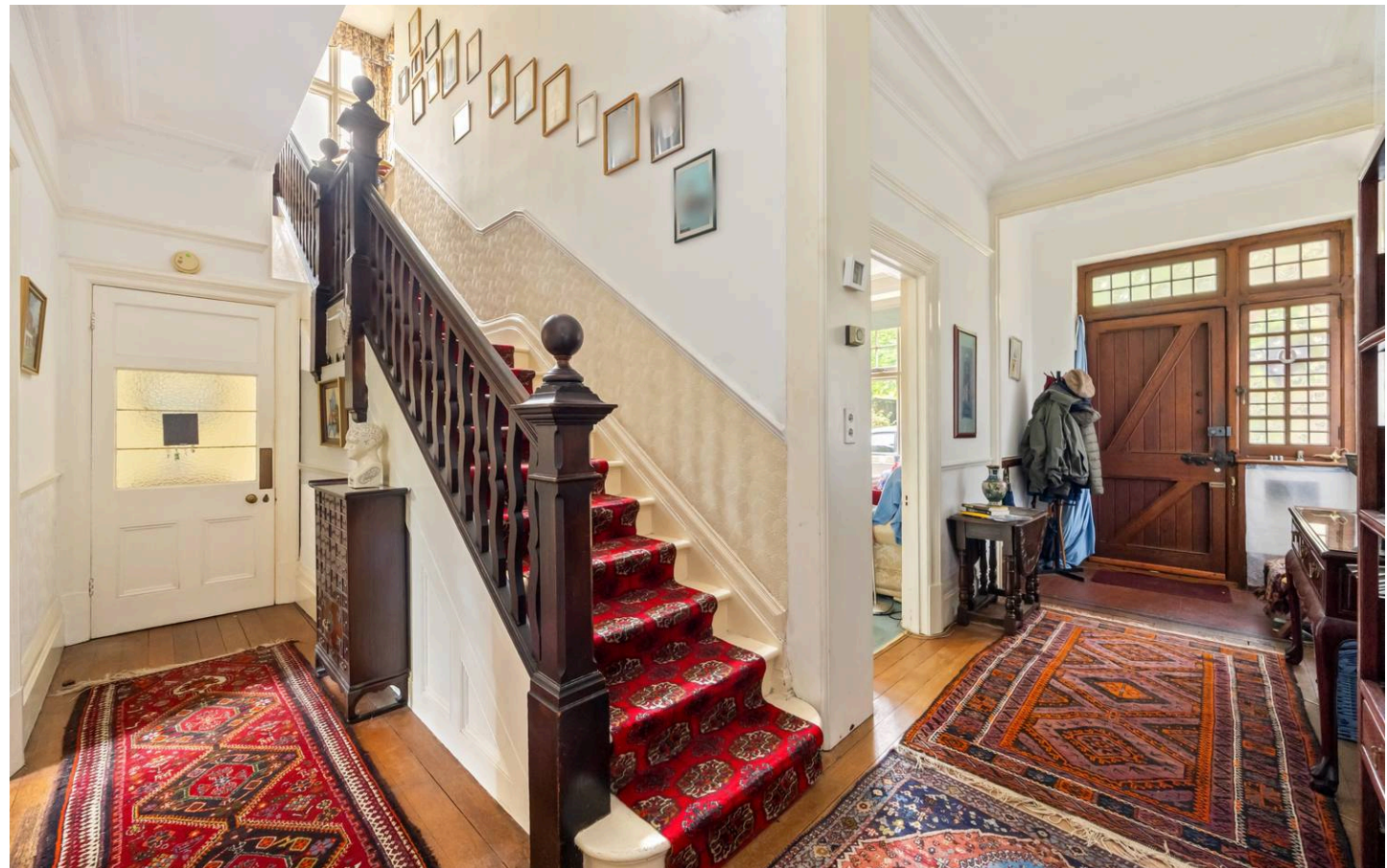
## Haywards Heath

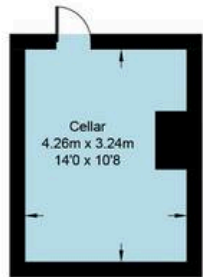
Introducing a truly exceptional offering in the heart of Haywards Heath. This substantial six-bedroom Edwardian residence boasts an impressive accommodation stretching across approximately 3,421 sqft, encompassing both cellar space and a garage - providing ample room for comfortable living and storage needs. The property presents an opportunity like no other, being offered with no onward chain, ensuring a smooth transition for the next fortunate owners.

Austwick, originally forming as one residence dating back to 1900s and was then sub-divided in 1950s. The current owners have lovingly cherished this family home since 1999, and are now offering the property to the market with no onwands chain, ready for the next owners to put their own stamp on the property.

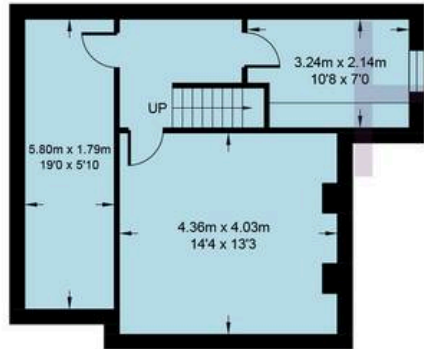
Upon arrival, one is greeted by a spacious driveway, providing easy access and ample parking for residents and guests alike, plus the single garage to the front of the property. The allure of this property is further heightened by its convenient location, situated a mere 0.2 mile from the bustling Haywards Heath Mainline Station, ideal for commuters and enthusiasts of urban connectivity.

The residences offers ample reception rooms with the living room situated at the front of the home featuring a large bay window flooding the room with natural light and complimenting the original features and fireplace. Through the hall to the rear there is a dining room, adjacent to the kitchen, which should one wish it could be opened up/extended to create a grand entertaining space for all (STNC).





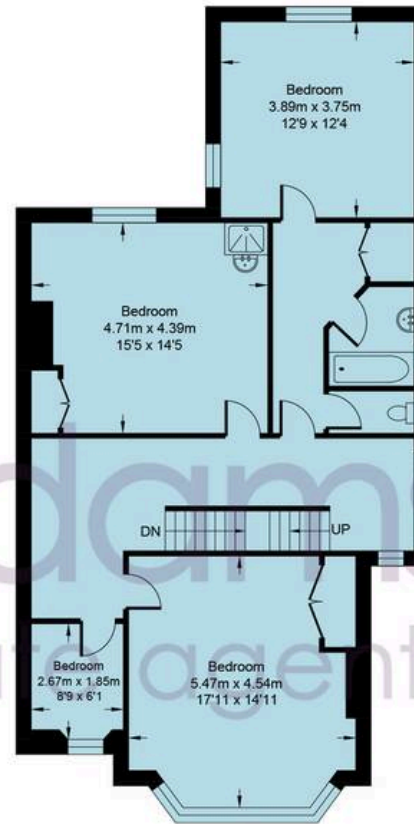
CELLAR



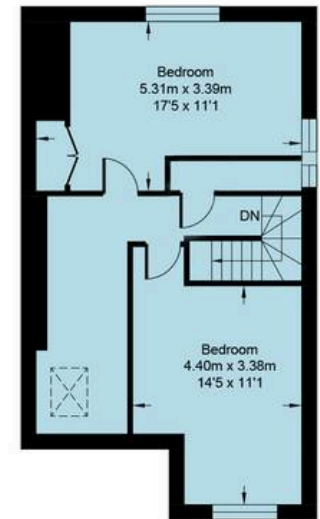
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## Paddockhall Road

Approximate Area = 2825 sq ft / 262 sq m

Cellar = 596 sq ft / 56.0 sq m

Total = 3421 sq ft / 318 sq m

For identification only - not to scale





The interior of the property is thoughtfully designed, featuring a utility and cloakroom area with convenient access to the outside - ensuring practicality and ease of use for every-day living. (This functional space adds an element of practicality and organisation to the home, catering to the needs of modern living.) Those with a discerning eye for potential will appreciate the prospect of modernising and extending the property, subject to the necessary planning consents. This feature opens up a realm of creative possibilities, allowing one to tailor the space to suit their individual tastes and lifestyle requirements.

With the original staircase holding a striking point within the property it elegantly turns through the first and second floors. On the first floor are four bedrooms, with the second bedroom offering a basin and shower cubicle. This floor also has the bathroom with a separate WC. On the second floor are two further bedrooms, and a useful space which could be used as a study or snug area to accommodate the top floor.

The main cellar is accessed via stairs from the rear hall, and offers useful storage/workshop space, with one of the rooms being the former pantry. There is a further cellar, accessed from outside.

Nestled within a generous plot stretching approximately a fifth of an acre, the property boasts a stunning approximately 65ft west-facing rear garden - a tranquil oasis offering a peaceful retreat from the hustle and bustle of daily life. This outdoor haven provides an ideal space for relaxation, entertaining, and hosting gatherings, truly blending the indoor and outdoor living experiences. There is also a generously sized cellar which offers three rooms (one originally the pantry/larder), the second is currently being used as a workshop space and a further third space. A fourth cellar room is accessed from the garden which is great for storing garden tools, furniture or similar items.

Council Tax band: F / Tenure: Freehold

EPC Energy Efficiency Rating: E / EPC Environmental Impact Rating: F





## Henry Adams – Haywards Heath

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.