



Detached home with scope for improvement in a private road

Saxbre, 14 Birchen Lane, Haywards Heath, West Sussex RH16 1SA

Freehold

savills

Entrance hall • Sitting room • Dining room • Study • Kitchen • Conservatory • Games room • Utility room • Cloakroom • Principal bedroom with en suite shower room • 3 further bedrooms • Family bathroom • Double garage • Front and rear gardens • EPC rating D

About this property

Saxbre was built in 1973 and is being offered to the market for the first time, having been a much-loved family home for nearly 50 years. Situated in a tree-lined private road in a sought-after location between Haywards Heath and Lindfield, this detached house offers well-proportioned accommodation whilst also having plenty of scope to update and improve, and potentially extend (subject to the necessary consents).

The full extent and layout of the house extends to nearly 2,300 square feet and can be seen on the floor plan.

Saxbre is complemented by generous and well enclosed front and rear gardens, a gated driveway and an adjoining double garage with large vaulted roof space over.

Local Information

Saxbre is situated in a private road on the desirable north side of Haywards Heath, almost equidistant between Lindfield's picturesque, tree-lined village High Street and the mainline railway station in Haywards Heath.

Haywards Heath is positioned in the heart of Mid Sussex, close to the South Downs and the coast, and provides an excellent range of local amenities including high

street shops, supermarkets, restaurants and leisure facilities; further facilities can be found in Brighton (15 miles), Crawley (12 miles) and Tunbridge Wells (21 miles).

Transport links are good; Haywards Heath mainline railway station is just under a mile distant and offers services to London Bridge/Victoria from 42 minutes.

There is an excellent range of schools in the area, both state and private, including Harlands Primary School, Oathall Community College, Warden Park Academy, Great Walstead, Cumnor House, Burgess Hill Girls, Hurstpierpoint College and Ardingly College.

Services

Gas fired central heating. All mains services.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band G.

Energy Performance

A copy of the full energy certificate is available on request.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.

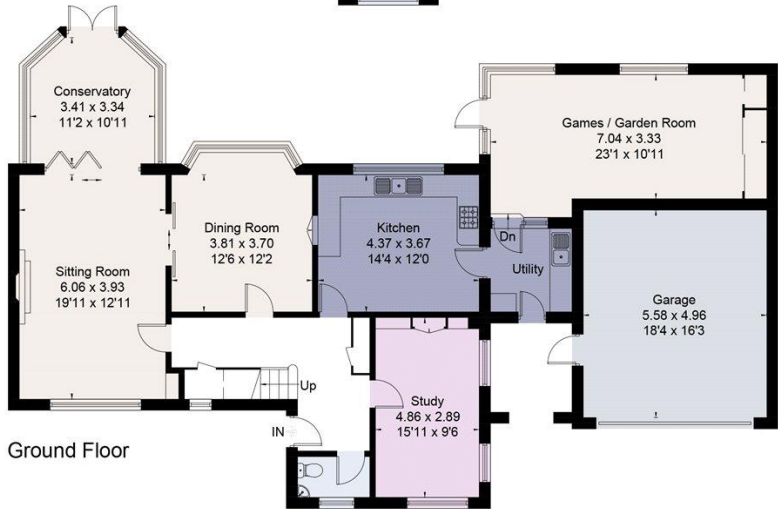




Approximate Area = 213.3 sq m / 2296 sq ft
Garage = 27.8 sq m / 299 sq ft
Total = 241.1 sq m / 2595 sq ft
Including Limited Use Area (2.1sq m / 23 sq ft)
For identification only. Not to scale.
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First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England, Scotland & Wales	EU Directive 2002/91/EC	

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