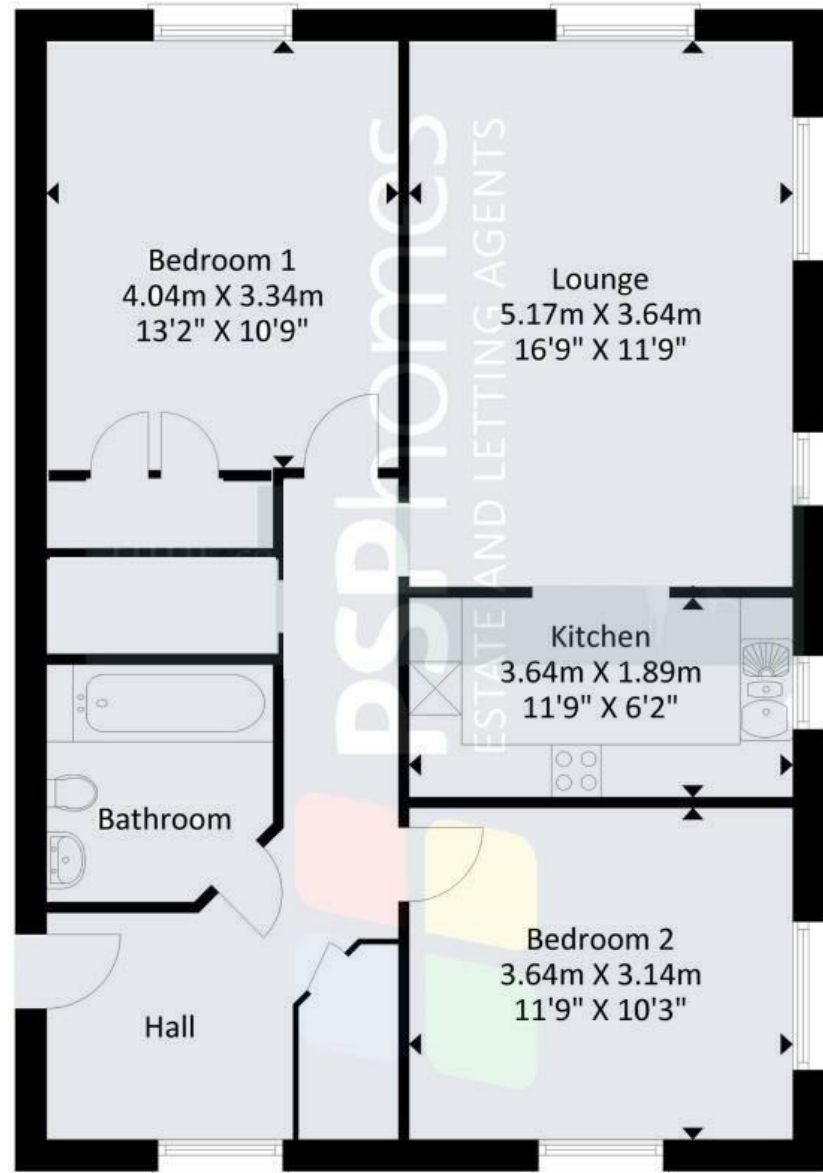


Chapman Way



Approximate Floor Area
777.15 sq ft
(72.20 sq m)

Approximate Gross Internal Area = 72.20 sq m / 777.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	83	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



29 Chapman Way, Haywards Heath, West Sussex, RH16 4UL

Guide Price £250,000 Leasehold

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29 Chapman Way, Haywards Heath, West Sussex, RH16 4UL

Guide Price: £250,000 - £260,000

What we like...

- * Immaculate presentation and ready for immediate occupation.
- * Offered for sale with no onward chain.
- * Vast amount of natural light through the double height windows.
- * Open plan sitting/dining/kitchen.
- * Two great size double bedrooms.
- * Convenient location for the town and Princess Royal Hospital.

The Apartment...

This superb first floor apartment forms part of the popular Chapman Way development, built in 2012 by Charles Church and is offered for sale with no onward chain and in first class order throughout with huge amounts natural light from through the large double height windows throughout.

As soon as you enter the apartment the tone is set by the generous hallway, with plenty of space for a study area or, as our client uses it, a lovely reading spot.

The main living space is open plan, perfect for entertaining. There is plenty of space for sitting and dining areas, which open on to the modern kitchen with high gloss units and side window.

Both bedrooms are good size doubles and are served by the modern bathroom. The main bedroom has fitted wardrobes, whilst the second bedroom is striking with two large windows on two sides.

The first floor position means you have the most delightful leafy outlooks via the large windows.

There are two enormous cupboards off the hallway, providing vast storage space. Further benefits include secure entry phone system, gas fired central heating and high performance double glazing.

There is also an allocated parking space, with further parking for visitors.

The Location...

Chapman Way forms part of the 'Kendall Heights' development which was built by renowned developer 'Charles Church' and is located off of Colwell Road, adjoining Southdowns Park conveniently located for the Princess Royal Hospital and Sainsburys Local for those everyday essentials. Haywards Heath town centre is a mile distant and offers an extensive range of shops, banks, cafés & restaurants including the 'Orchards Shopping Centre', Marks & Spencers, Caffe Nero, Costa Coffee and Co-Operative with Post Office. The town also boasts two supermarkets in the form of Waitrose and Sainsbury's, which are both down by the station.



The Broadway is the town's buzzy social centre with an array of restaurants and bars including Cote Brasserie, Lockhart Tavern Gastropub (great for a Sunday Lunch), WOLFOX Coffee Roasters (serving great brunches), Pizza Express, Zizzi, La Campana Tapas and Pascals Brasserie.

The town's mainline station is 1.5 miles distant and provides fast and regular services to London (approximately 47 mins to London Bridge/Victoria), Brighton & Gatwick International Airport. By road these surrounding areas can be easily accessed via the A272 & A23(M) which lie to the east & west of the town. The A23 can be accessed swiftly by Haywards Heath bypass.

The Finer Details...

Title Number: WSX347162

Tenure: Leasehold

Lease: 125 years from 24 November 2011 (112 years remaining)

Service Charge: TBC

Ground Rent: £200 p.a.

Managing Agents: HML Andertons

Local Authority: Mid Sussex District Council

Council Tax Band: C

We believe the above information to be correct but recommend intending purchasers check personally before exchange of contracts.

