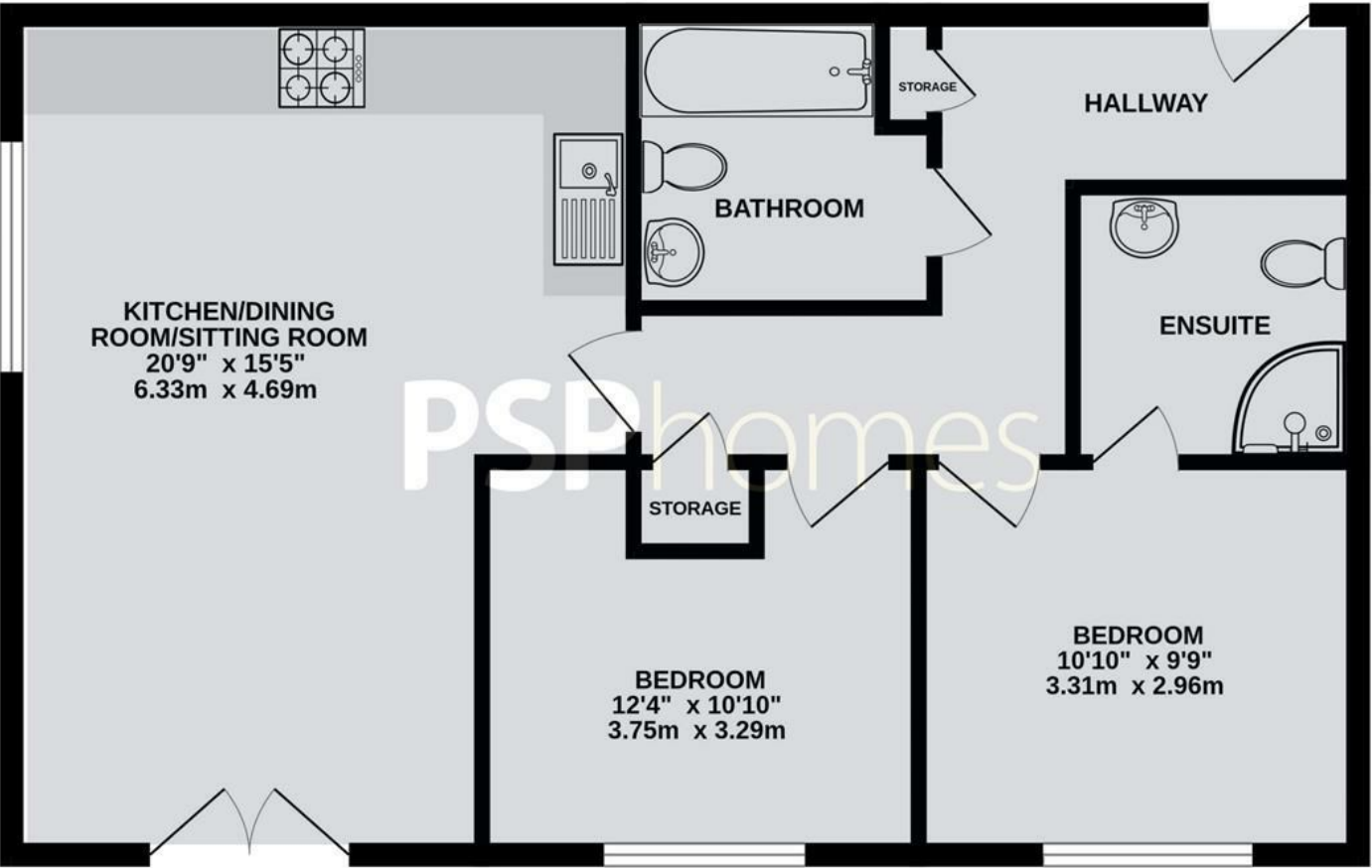
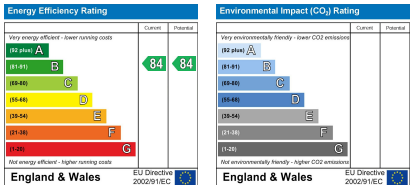


SECOND FLOOR



Gross internal area  
732 sq ft / 68 sqm

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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7 Woodside, Reed Pond Walk, Haywards Heath, West Sussex, RH16 3UZ

Guide Price £290,000 Leasehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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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.



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What we like...

- \* 21ft open plan living/kitchen space is perfect for an apartment lifestyle.
- \* Peaceful position away from any hustle & bustle.
- \* Contemporary modern finishes throughout.
- \* Both bedrooms are good size doubles - ensuite to master.
- \* Communal gardens and allocated parking.

**The Apartment...**

This superb second floor apartment forms part of Woodside – an exceptional development of just 12 contemporary apartments built by the highly regarded local developer, Colstock in 2020.

The open plan living/dining/kitchen is the hub of the home and extends to just under 21ft with French doors opening on to a Juliet balcony, with open views. The dual aspect means the space is flooded with natural light and the westerly aspect makes this a bright apartment in the afternoons. The two-tone kitchen has been well-planned and enjoys chrome fittings, integrated appliances including an electric oven, electric hob, concealed extractor, dishwasher, washer/dryer and fridge freezer. There is LED undercounter lights and the large larder cupboard and pan drawers provide excellent storage.

Both bedrooms are well-balanced doubles and the main bedroom enjoys its own luxurious en-suite shower room. The second bedroom is served by the bathroom, again luxuriously finished with LED mood lighting that adds a touch of ambience.

Being modern, the apartment enjoys the latest in essential home media including ‘Plug & Play’ Sky Q/Digital T.V and wired to deliver super-fast broadband – perfect for those who work from home. There is also telephone entry system, highly efficient central heating with Worcester Bosch boiler, quality double glazing and plenty of energy efficiency (EPC: B)

Outside is an allocated parking space and there is the remainder of a 10-year new homes warranty (expires 2028) giving buyers total peace of mind.

To the rear are delightful communal gardens where you can sit and relax with a dose of fresh air.



**The Location...**

Woodside enjoys an elevated position on Reed Pond Walk, within Franklands Village. Franklands Village itself has Mulberrys convenience store, handy for those everyday essentials. Other nearby amenities include Tesco Express, Doctor's Surgery and Pharmacy on Northlands Avenue - around a ten minute walk. The Princess Royal Hospital is also within easy walking distance. Haywards Heath's town centre is under a mile distant, on foot via footpath opposite Woodside that cuts through to Eastern Road, and offers extensive facilities including The Orchards Shopping Centre, Marks & Spencer's, Cafe Nero and Flinders Coffee. The town's social centre is The Broadway, which lies 1.2 miles distant and boasts an array of restaurants, bars and pubs including Cote Brasserie, Rouge, WOLFOX (great for a brunch), Pascals Brasserie, Roccas Italian, La Campana Tapas, Pizza Express, Orange Square, Zizzi and Lockhart Tavern Gastropub.

Haywards Heath mainline station provides fast, regular commuter services to London (Victoria/London Bridge in 47mins), London Gatwick International Airport (12 mins) and Brighton (18 mins). By car, surrounding areas can be accessed via the A272 and the A23(M), with the latter lying 6 miles west at Warninglid.

**The Finer Details...**

Title Number: WSX417279

Tenure: Leasehold

Lease: 155 years from 2020

Service Charge: £1,477.50

Ground Rent: £250 P.A.

Council Tax Band: B

Local Authority: Mid Sussex District Council

EPC: B (84/84)

NB - This information is provided in good fait but we cannot guarantee its accuracy and suggest intending purchasers check this information is checked by a professional before proceeding to exchange of contracts.

