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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.



**9 The Oaks, Paddockhall Road, Haywards Heath, West Sussex, RH16 1HL**

**Guide Price £365,000 Leasehold**

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## 9 The Oaks, Paddockhall Road, Haywards Heath, West Sussex, RH16 1HL

What we like...

- \* Forming part of The Oaks - a luxury development of just 14 apartments built in 2018.
- \* High spec finish throughout.
- \* Allocated parking space and lift service.
- \* Prime location for the mainline station, town centre and The Broadway.
- \* No onward chain.

### The Apartment...

Embrace apartment living at the prestigious The Oaks, Haywards Heath - a recently built development of just 14 luxurious apartments built by the luxurious Whiteoak Developments, one of the South-East's leading high-end developers and ideally located within short walk of the mainline station. Apartment 9 is located on the first floor on the south side, meaning plenty of sunshine throughout the day.

Stunning apartments of this calibre are rarely available in such convenient locations and the light & airy, contemporary open-plan living is ideal for hosting & entertaining. The apartment boasts a sleek 'Leicht' designer kitchen with high gloss units & integrated 'Siemens' appliances (electric oven, gas hob, fridge/freezer & dishwasher) and washer/dryer.

The bedrooms are both doubles with built in storage. The master benefits from its own contemporary en-suite whilst the second bedroom is served by the stylish bathroom with porcelain tiles.

Additional attributes include a LIFT SERVICE to all levels, CDVI digital colour video door entry system, Sky Q in the living area with further TV points in the bedrooms, quality double glazing with additional glazing to even more energy efficiency - effectively triple glazing, thermostatic gas central heating with combi boiler and warranty until Sept 2025, and tasteful neutral décor throughout. These apartments are fully backed by a 10 year 'BLP' new homes warranty, which expires in 2028.

Outside are landscaped planted areas and an allocated parking space. There is also a resident's cycle store.



### Prime Location...

The Oaks is an exclusive development of just fourteen luxury apartments on Paddockhall Road, less than a half-mile from Haywards Heath mainline station with its fast and regular services to London (London Bridge/Victoria in approx 47 mins), Gatwick International Airport and Brighton. Both Waitrose and Sainsbury's superstores are within easy walking distance whilst Haywards Heath town centre is a half-mile distant and provides extensive range of shops at The Orchards. The Broadway, which is the town's social centre offers an excellent selection of cafés, restaurants, bars and pubs including Cote Brasserie, Pizza Express, Cafe Rouge, Wolfox Coffee Roasters, Orange Square and Lockhart Tavern (which serve brilliant Sunday Lunches). The town's leisure facilities include the Dolphin Leisure Centre. Surrounding towns and cities can be accessed via the A272 or A23(M) with the latter lying approximately five miles west of the town at Warninglid.

### The Finer Details...

Tenure: Leasehold

Lease: 125 years from 2019

Service Charge: £1,300 p.a.

Ground Rent: £250 pa.

Managing Agents: Jonathan Rolls, 244 Eastern Rd, Kemptown, Brighton BN2 5TA

Local Authority: Mid Sussex District Council

Council Tax Band: C

NB - we believe this information to be correct but recommend checking personally before exchange of contracts. EPC was produced prior to secondary glazing installation.

