



# THE OAKS

Paddockhall Road | Haywards Heath | RH16 1HL

Ready for immediate occupation twelve beautiful two bedroom apartments and two stunning three bedroom penthouse apartments



The Oaks is an exclusive development comprising twelve two bedroom apartments and two three bedroom penthouse apartments, located within easy reach of Haywards Heath town centre and the mainline train station.

Newly built by Whiteoak Developments, the properties have been carefully designed to provide modern, spacious living accommodation to a high specification and are ready for immediate occupation.

Key features include a video entry phone system, lift access to all floors, fully integrated "Leicht" kitchens, fitted carpet, porcelain tiling or "Amtico" flooring as appropriate, full gas central heating, stylish en-suite bathrooms with porcelain wall tiling, Sky Q to the living rooms, telephone points, fire check doors, external cycle and bin stores, some views to the rear of the building from the first and second floors, fitted wardrobes to all bedrooms, communal landscaped grounds and allocated parking for each apartment. All the properties benefit from a 10 year new build warranty.





## Specification

The Oaks, a traditionally designed and built scheme from established, award winning developer, Whiteoak combines the best of craftsmanship with a variety of contemporary features and specification.

With security in mind, front doors are fire rated and fitted with deadlock and night latch, windows and doors are double glazed, internally, thirty minute fire check doors are provided throughout which are stylishly painted and fitted with attractive door handles.

There is lift access to all floors. Each apartment has one allocated parking space and an external cycle store provides space for one bike per apartment.

Finished throughout in contemporary silver grey, complementary flooring is provided such as easy clean fitted carpets and underlay or porcelain tiles and “Amtico” flooring where appropriate. Generous hall cupboards and wardrobes are fitted with hanging rails. All apartments benefit from full gas central heating.

### Kitchens and Living Areas

- Fully fitted “Leicht” kitchens
- Siemens four burner gas hob and electric oven
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Stainless steel under mounted sink with mixer tap
- Washer/Dryer
- Alpha combi boiler
- Alpha WiFi room stat
- TV, satellite (Sky Q) and telephone points

### Main Bathroom

- Contemporary white bathroom suite
- Vanity unit with storage and mounted sink
- Mixer tap and click waste
- Porcelain floor and wall tiles
- Large wall mounted mirror
- Polished chrome heated towel rail
- Dual flush toilet with soft close seat

### En-suite Bathroom

- Shower tray and waste
- Adjustable shower column and shower set
- Shower mixing valve
- Sliding shower screen
- Vanity unit with storage and mounted sink
- Mixer tap and click waste
- Porcelain floor and wall tiles
- Large wall mounted mirror
- Polished chrome heated towel rail
- Dual flush toilet with soft close seat

### Electrical Fittings

- CDVI digital colour video door entry system
- White click mode face plates
- LED ceiling pendants in bedrooms
- LED en lite fire rated polished chrome downlights
- Master BT point in hallway cupboard and BT point in living room
- Terrestrial TV in lounge and bedrooms
- Sky Q in living room
- Commercial LD2 fire alarm
- Timed primero bathroom fans



## THE OAKS

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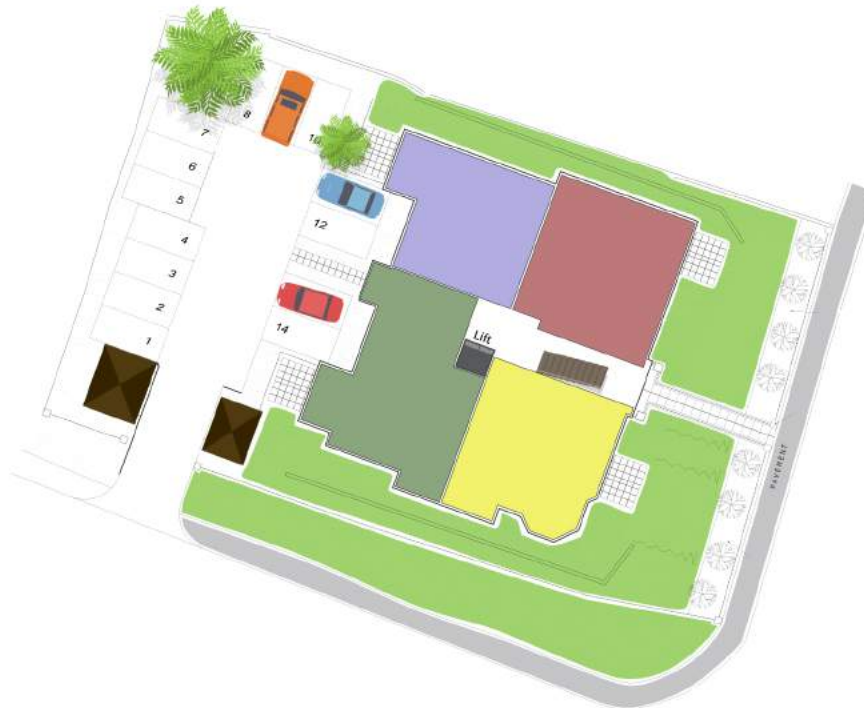
## Location

The Oaks is conveniently located in the much sought after Paddockhall Road, with easy access to the amenities of Haywards Heath town centre.

The town is well served with retail facilities such as M&S, Waitrose, Sainsbury, Tesco, Boots and Next. A wide choice of restaurants can be found in The Broadway. The Dolphin Centre provides excellent leisure facilities with its swimming pool, badminton, squash courts and gym. Victoria Park has an outside gym, children's play area, skateboard park and tennis courts.

The mainline train station is within close walking distance, with fast and frequent services to London (45 minutes to Victoria/London Bridge) and Brighton. The A23 is approximately five miles to the West, providing a direct route to the motorway network and Gatwick Airport. The South Downs National Park and Ashdown Forest are within a short driving distance. Haywards Heath and the surrounding areas are well served with state and independent schools.

## Site Plan



# LOWER GROUND FLOOR

## Apartment 1

**Two Bedroom Lower Ground Floor: 941 sq. ft.: 87.4 sq. mtrs.**

Kitchen/Living/Dining Room	27'6" x 16'7"	8.38m x 5.05m
Bedroom 1 + En-suite	17'3" x 9' 8"	5.25m x 2.94m
Bedroom 2	17'2" x 9'1"	5.23m x 2.76m
Bathroom	7'3" x 5'6"	2.20m x 1.67m

## Apartment 2

**Two Bedroom Lower Ground Floor: 913 sq. ft.: 84.8 sq. mtrs.**

Living/Dining Room	24'2" x 14'1"	7.36m x 4.29m
Kitchen Area	12'5" x 7'4"	3.78m x 2.23m
Bedroom 1 + En-suite	21'3" x 9'8"	6.47m x 2.94m*
Bedroom 2	12'6" x 8'6"	3.81m x 2.59m

\*Absolute max.

## Apartment 3

**Two Bedroom Lower Ground Floor: 877 sq. ft.:81.4 sq. mtrs.**

Kitchen/Living/Dining Room	34'3" x 11'2"	10.43m x 3.40m
Bedroom 1 + En-suite	15'8" x 8'7"	4.77m x 2.61m
Bedroom 2	12'5" x 8'8"	3.78m x 2.64m
Bathroom	7'3" x 5'2"	2.20m x 1.57m

## Apartment 4

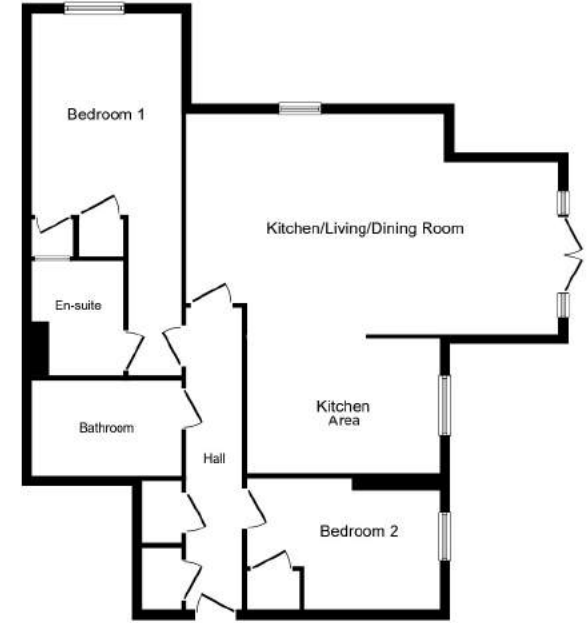
**Two Bedroom Lower Ground Floor: 885 sq. ft.:82.2 sq. ft.**

Kitchen/Living/Dining Room	29'2" x 12'8"	8.89m x 3.86m
Bedroom 1 + En-suite	18'5" x 10'10"	5.61m x 3.35m
Bedroom 2	16'4" x 9'1"	4.97m x 2.76m
Bathroom	7'3" x 5'3"	2.20m x 1.60m

## Apartment 1



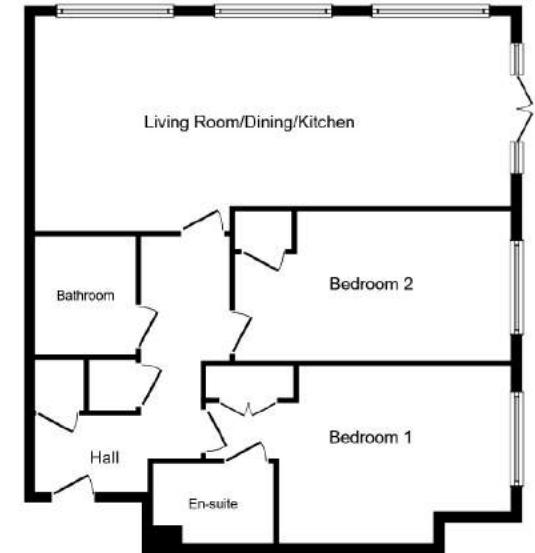
## Apartment 2



## Apartment 3

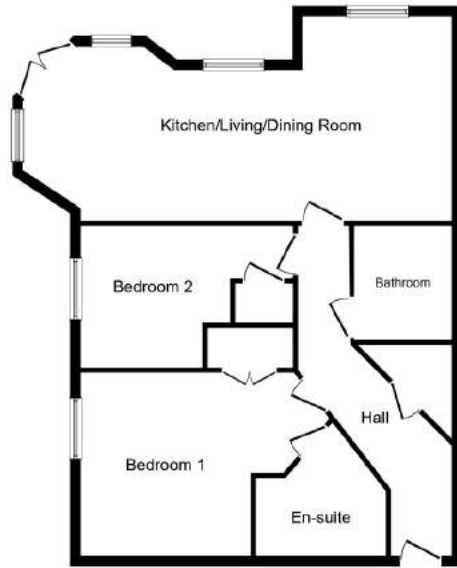


## Apartment 4

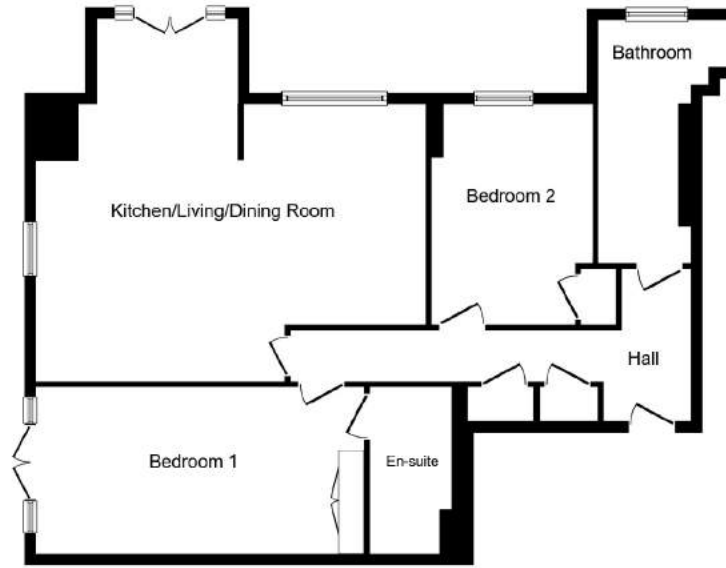


# GROUND FLOOR

## Apartment 5



## Apartment 6



## Apartment 5

**Two Bedroom Ground Floor: 906 sq. ft.: 84.1 sq. mtrs.**

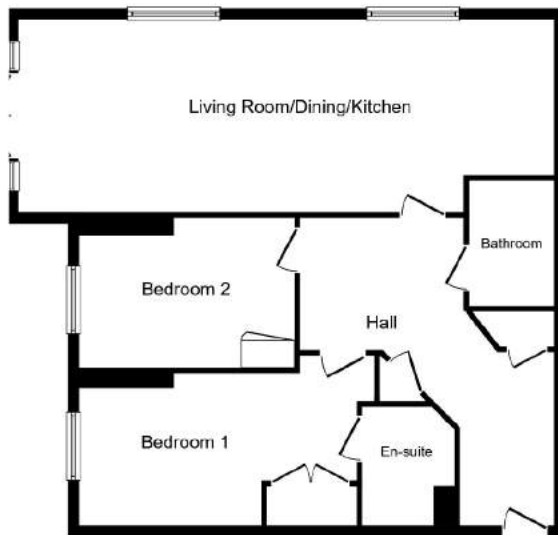
Kitchen/Living/Dining Room	27'7" x 13'4"	8.40m x 4.06m
Bedroom 1 + En-suite	16'6" x 9'7"	5.02m x 2.92m
Bedroom 2	13'6" x 9'1"	4.11m x 2.76m
Bathroom	7'3" x 5'5"	2.20m x 1.65m

## Apartment 6

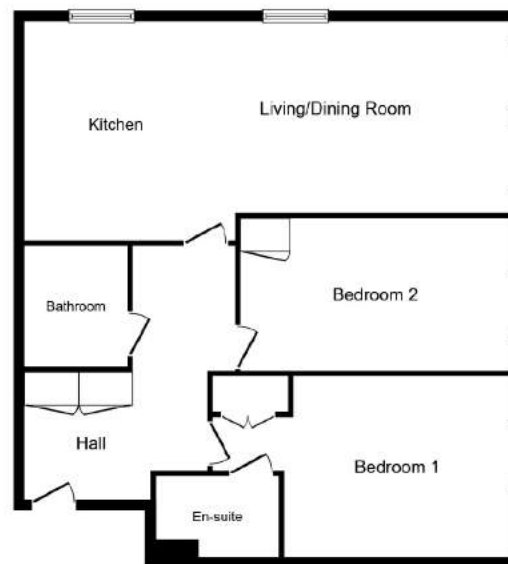
**Two Bedroom Ground Floor: 990 sq. ft.: 91.9 sq. mtrs.**

Living/Dining Room	20'1" x 14'3"	6.12m x 4.34m
Kitchen Area	12'5" x 7'4"	3.78m x 2.23m
Bedroom 1 + En-suite	18'5" x 9'7"	5.61m x 2.92m
Bedroom 2	12'5" x 9'2"	3.78m x 2.79m
Bathroom	14'1" x 5'2"	4.29m x 1.57m

## Apartment 7



## Apartment 8



## Apartment 7

**Two Bedroom Ground Floor: 877 sq. ft.: 81.4 sq. mtrs.**

Kitchen/Living/Dining Room	31' x 11'1"	9.44m x 3.37m
Bedroom 1 + En-suite	16'4" x 8'7"	4.97m x 2.61m
Bedroom 2	13'10" x 8'7"	4.21m x 2.61m
Bathroom	7'3" x 5'5"	2.20m x 1.65m

## Apartment 8

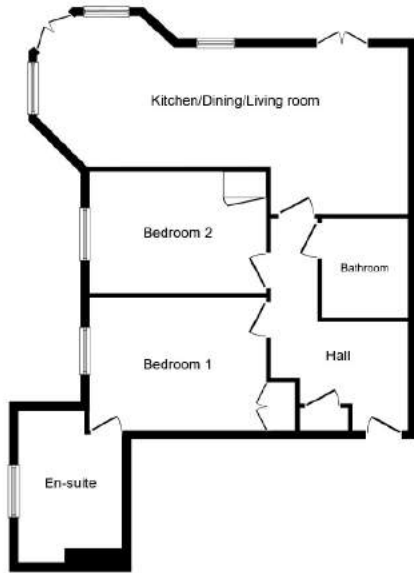
**Two Bedroom Ground Floor: 809 sq. ft.: 75.1 sq. mtrs.**

Kitchen/Living/Dining Room	29'2" x 12'7"	8.89m x 3.83m
Bedroom 1 + En-suite	10'9" x 9'8"	3.27m x 2.94m
Bedroom 2	11'8" x 9'1"	3.55m x 2.76m
Bathroom	7'3" x 5'5"	2.20m x 1.65m

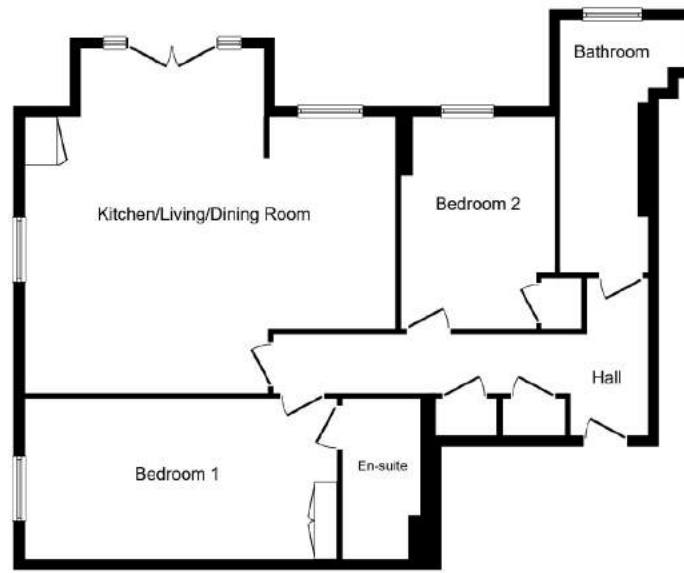




## Apartment 9



## Apartment 10



## FIRST FLOOR

### Apartment 9

**Two Bedroom First Floor: 971 sq. ft.: 90.2 sq. mtrs.**

Kitchen/Living/Dining Room	27'7" x 12'7"	8.40m x 3.83m
Bedroom 1	13'5" x 9'8"	4.08m x 2.94m
Bedroom 2	13'5" x 9'1"	4.08m x 2.76m
Bathroom	7'3" x 5'5"	2.20m x 1.65m
En-suite Bathroom	13'3" x 7'6"	4.03m x 2.28m

### Apartment 10

**Two Bedroom First Floor: 990 sq. ft.: 91.9 sq. mtrs.**

Living/Dining Room	20'8" x 14'3"	6.30m x 4.34m
Kitchen Area	12'7" x 7'3"	3.83m x 2.20m
Bedroom 1 + En-suite	18'7" x 9'7"	5.66m x 2.92m
Bedroom 2	12'7" x 9'3"	3.83m x 2.82m
Bathroom	14' x 5'3"	4.26m x 1.60m

## Apartment 11



## Apartment 12



### Apartment 11

**Two Bedroom First Floor: 877 sq. ft.: 81.4 sq. mtrs.**

Kitchen/Living/Dining Room	31'1" x 11'2"	9.47m x 3.40m
Bedroom 1 + En-suite	16'3" x 8'8"	4.95m x 2.64m
Bedroom 2	13'2" x 8'5"	4.01m x 2.56m
Bathroom	7'3" x 5'6"	2.20m x 1.67m

### Apartment 12

**Two Bedroom First Floor: 809 sq. ft.: 75.1 sq. mtrs.**

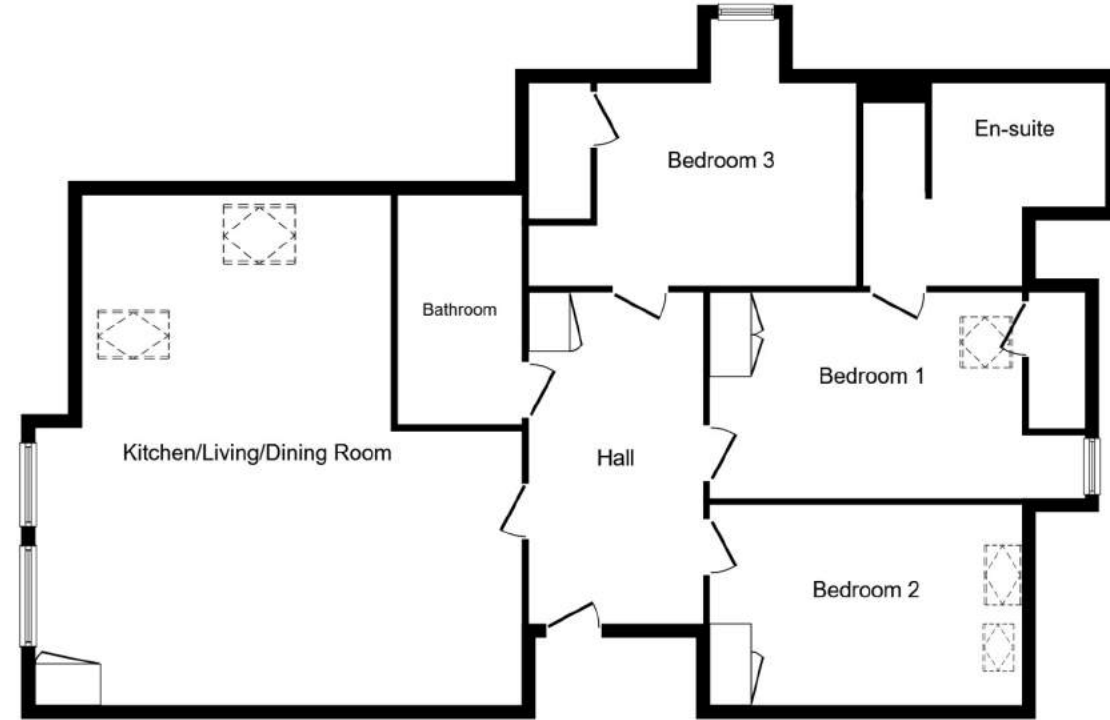
Kitchen/Living/Dining Room	26'2" x 12'8"	7.97m x 3.86m
Bedroom 1 + En-suite	10'9" x 9'8"	3.27m x 2.94m
Bedroom 2	11'9" x 9'1"	3.58m x 2.76m
Bathroom	7'3" x 5'5"	2.20m x 1.65m

# SECOND FLOOR

## Penthouse 1



## Penthouse 2



### Penthouse 1

**Three Bedroom Second Floor: 1322 sq. ft.: 122.8 sq. mtrs.**

Kitchen/Living/Dining Room	31'10" x 19'8"	9.70m x 5.99m
Bedroom 1 + En-suite and Dressing Room	14'6" x 11'4"	4.41m x 3.45m
Bedroom 2	12'3" x 10'3"	3.73m x 3.12m
Bedroom 3	10'7" x 9'7"	3.22m x 2.92m
Bathroom	7' x 5'5"	2.13m x 1.7m

### Penthouse 2

**Three Bedroom Second Floor: 1284 sq. ft.: 119.2 sq. mtrs.**

Kitchen/Living/Dining Room	23'2" x 23'4"	7.06m x 7.11m
Bedroom 1 + En-suite	14'9" x 9'9"	4.49m x 2.97m
Bedroom 2	14'10" x 9'6"	4.52m x 2.89m
Bedroom 3	12'4" x 9'5"	3.75m x 2.87m
Bathroom	11' x 5'6"	3.35m x 1.67m





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The information, floor plans and photographs provided within this brochure are indicative and intended as a guide as to the finished product. Design features and specifications of the development and apartments may be subject to change. The finished product may vary from the information provided and does not constitute a contract or warranty.

Details correct when printed in March 2018.

