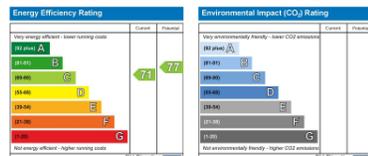


Upper Ground Floor

Approx. Gross Internal Floor Area 572 sq. ft / 53.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.



5 Oakdene, Paddockhall Road, Haywards Heath, RH16 1HW

Guide Price £225,000 Leasehold

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5 Oakdene, Paddockhall Road, Haywards Heath, RH16 1HW

What We Like . . .

- \* Close proximity to Haywards Heath Station.
- \* Private entrance.
- \* Allocated parking.
- \* Large communal gardens.

**Guide Price: £225,000 - £235,000**

**The Apartment. . .**

This spacious ground floor flat is centrally located providing easy access to Haywards Heath mainline station and town centre. It boasts spacious, light & airy accommodation with outlook over the well-kept communal garden.

The flat consists of a large living room with high ceilings and bay window, fitted kitchen good sized double bedroom and neutrally decorated bathroom.

Further benefits include the private entrance, double glazed sash windows, gas fired central heating and to the rear of the building are well-maintained communal & sunny west facing gardens laid mainly to lawn. In addition to the allocated parking there are two visitor parking spaces.

The property would make an ideal first-time purchase or buy-to-let investment (rental value c. £950 - £1,000 PCM) and viewing is recommended.

**Step Outside. . .**

'Oakdene' is a Victorian house conversion situated on the sought after Paddockhall Road. The property falls within walking distance of the extensive shopping facilities provided by the town centre, while the mainline station is less than a half-mile distant providing swift & frequent commuter services into London (Victoria/London Bridge in 47 mins), Brighton and Gatwick International Airport.



The town centre provides extensive shopping facilities including 'The Orchards' Shopping Centre with Marks & Spencer's. 'The Broadway' is the social hub of the town, with a wide range of bars, restaurants and cafés including Lockhart Tavern Gastropub (serving sensational Sunday Lunches), Cote Brasserie, Orange Square, WOLFOX Coffee Roasters, Roccas Italian and La Campana Tapas. Additionally, Haywards Heath boasts Waitrose and Sainsbury's Superstores and Dolphin Leisure Centre.

**Further Information. . .**

Tenure: Leasehold

Lease: Approx. 94 Years Remaining

Service Charge: Approx. £188 pcm.

Ground Rent: £150 p.a. (next increase 25/3/43 to £300 p.a.)

Council Tax Band: B

Managing Agent: Harper Stone, Second Floor Offices, 119-120 Western Road, Hove BN3 1DB

Local Authority: Mid Sussex District Council

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

