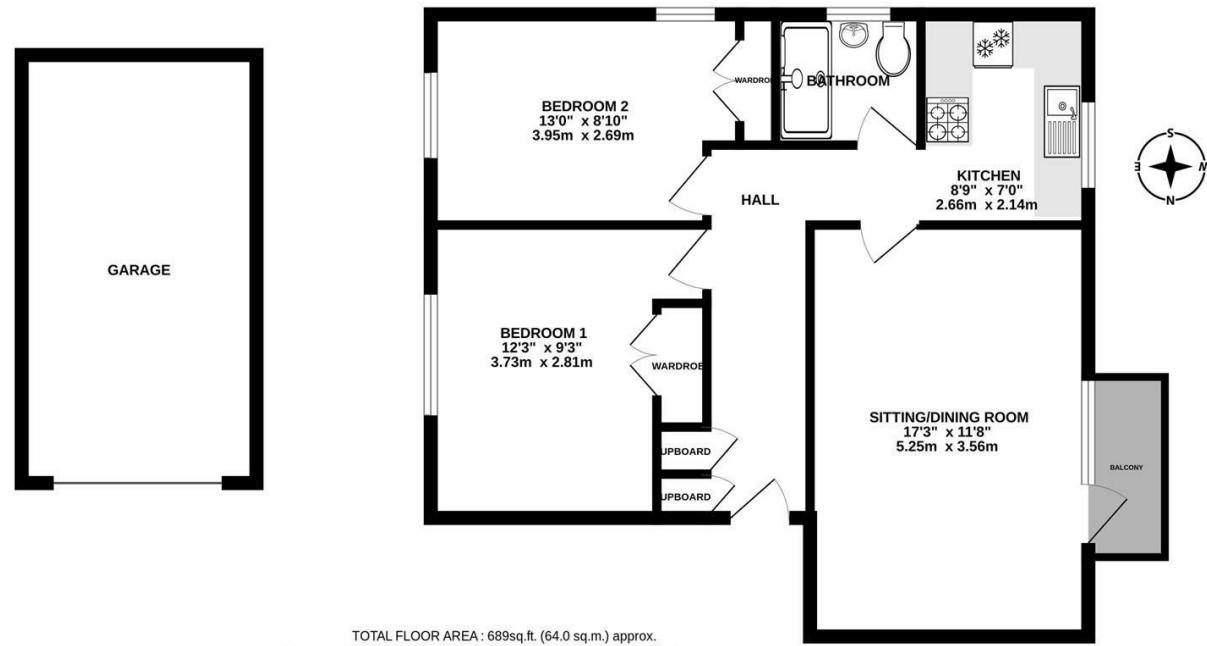
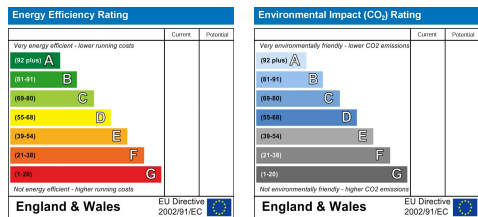


GARAGE
177 sq.ft. (16.4 sq.m.) approx.

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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UNDER OFFER



Flat 3 Pinewood Gate, 28 Perrymount Road, Haywards Heath, RH16 3DN

Guide Price £265,000 Leasehold - Share of Freehold

PSPhomes

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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.

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Flat 3 Pinewood Gate, 28 Perrymount Road, Haywards Heath, RH16 3DN

What we like. . .

- * Fantastic location for Haywards Heath mainline station & local amenities.
- * Allocated parking as well as garage.
- * Share of freehold.
- * Remainder of 999 year lease, 'Peppercorn' ground rent and low annual maintenance charge.
- * No chain so a swift move is possible

The Flat

If you're looking for a light, airy and well-proportioned flat that sits in a prime location for Haywards Heath Station, The Broadway and Waitrose superstore then look no further than this fabulous first floor flat in Pinewood Gate - a small block of just six flats, each owning 1/6 of the freehold and the remainder of a 999 year lease.

The first floor position means there is plenty of security and the flat is offered in excellent order throughout.

The 16ft sitting room is the heart of the home with sitting and dining areas. A west facing balcony provides that essential outside space.

The kitchen and shower room are modern and the flat has gas fired central heating and is fully double glazed.

Both bedrooms are great size doubles and have fitted wardrobes.

The Location...

'Pinewood Gate' is a purpose-built block of just 6 flats situated on Perrymount Road, within a short walk of mainline train station with its fast & regular commuter services to London (approx 47 mins to Victoria/London Bridge), Brighton and Gatwick International Airport. The Waitrose and Sainsburys stores are both easily accessible with 'The Broadway' providing an array bars, cafes and restaurants including Zizzi, Cote and Pizza Express. You're also close to MINCKA coffee shop - a favourite amongst the town's residents.



Haywards Heath town centre provides extensive shopping facilities via 'The Orchards' including Marks & Spencer, Next, Cafe Nero and Costa Coffee and is also within short walking distance. There is also a nearby bus stop providing links to the majority of the neighboring towns & villages, including the historic Lindfield and Cuckfield. By car, surrounding areas are easily accessed via the A272 and A23(M), with the latter lying 5 miles west.

The Specifics...

Ground Rent: Peppercorn

Service Charge: £1500 p.a. inc building insurance

Lease: 999 Years from 1999.

Local Authority: Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath T: 01444 458166

Council Tax Band: B

We believe the above information to be correct but recommend intending purchasers check details personally.

