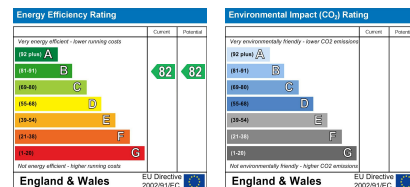


Apartment 12

Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft



Second Floor



BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

PSP HOMES
SOUTH ENGLAND
(OVERALL)



12 Woodside Reed Pond Walk, Haywards Heath, West Sussex, RH16 3UZ

Guide Price £350,000 Leasehold



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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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12 Woodside Reed Pond Walk, Haywards Heath, West Sussex, RH16 3UZ

What we like...

- * Exceptional penthouse apartment - one of largest seen in Haywards Heath.
- * Built in 2019 to a contemporary high spec.
- * Beautiful wooded outlook.
- * Two enormous double bedrooms.
- * Impressive open plan living space that is perfect for entertaining.

Penthouse Perfection....

Embrace penthouse living with this enormous top floor apartment boasting approximately 1,300 sq ft of accommodation with wonderful elevated views, designated parking space, well screened communal garden and situated in a quiet location close the town centre and offering a privacy and seclusion.

'Woodside' is a modern development built in 2019/20 by the highly regarded Colstock Group showcasing a selection of 12 spacious and contemporary styled apartments bringing together open plan reception spaces and the latest in essential home media including 'Plug & Play' Sky Q / Digital T.V and wired to deliver super-fast broadband.

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. The mainline train station provides links to Brighton, London and Gatwick, with London Victoria by train approximately 42 minutes away. Sporting and recreational facilities are extensive with swimming at the Dolphin Centre, golf at Haywards Heath, Lindfield and Piltdown and a variety of waters sports at Brighton Marina and Ardingly Reservoir. A revered selection of schooling can also be found locally.

The open plan living/dining/kitchen is, without doubt, the hub of this home extending to an impressive 23ft x 18ft making it the perfect space for entertaining. The room is bathed in natural light and the two-tone kitchen enjoys oak lime wash units, chrome handles and fittings and an extensive range of integrated appliances including electric oven, hob, extractor, dishwasher, washer/dryer and fridge/freezer. The undercounter and lower plinth LED lighting adds to touch of ambience and there is plenty of prep and storage space. There is also a large storage cupboard that could be used as a study area, if necessary.

Both bedrooms are fabulous doubles with the master offering its own contemporary ensuite shower room and walk-in wardrobe. At 18ft, the second bedroom is larger than most main bedrooms and is served by the stylish bathroom with mood lighting creating a relaxing ambience to unwind after a long day.

There are lime wash oak hard wearing vinyl flooring throughout hallways and living spaces, ceramic tiling to bathrooms and en-suite floors and carpets in the bedrooms.

Further benefits include highly efficient central heating via radiators and hot water system 'Worcester Bosch' gas fired boiler located in the kitchen. There is secure telephone entry phone system and the apartment has the remainder of 10 year new homes warranty.



Step Outside...

'Woodside' is approached over a paved path flanked on either side by designated parking for all apartments. Paved steps with wrought iron railings lead to the front door. The communal garden to the rear of the property is predominantly laid to lawn with shrub and plant borders and a lovely space to sit and relax.

To the front is an allocated parking.

The Location...

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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 Specifics...

Tenure: Leasehold

Lease: 155 years from 8.4.20

Service Charge: £1,200 P.A (approx)

Ground Rent: £250 P.A.

Council Tax Band: B

Local Authority: Mid Sussex District Council

EPC: B (82/82)

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

