



TOTAL APPROX. FLOOR AREA 587 SQ.FT. (54.6 SQ.M.)
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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VIEWING BY APPOINTMENT WITH PSP HOMES
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 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.



6A Haywards Road, Haywards Heath, RH16 4HT

Guide Price £230,000 Leasehold - Share of Freehold

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What we like...

- * Central convenience - ideally located for the town centre and under a mile to the station.
- * Share of the freehold - long lease with minimal maintenance charges.
- * Beautifully presented with plenty of natural light & spacious rooms.
- * Allocated parking space
- * No stamp duty for first time buyers.

GUIDE PRICE | £230,000 - £240,000

The Apartment. . .

This centrally located upper ground floor flat is presented in superb order and forms part of a small Victorian mews conversion that is ideal location for the town centre and just a mile to the mainline station. There are many attributes but one of particular note is the share of freehold, meaning there is a long lease and minimal maintenance charges.

Internally, the presentation is excellent with a spacious living room to the rear providing ample space for sitting and dining areas and a cleverly built fold out study area. The stylish kitchen boasts trendy brick tiling, wooden worktops, high gloss units and integrated electric oven & hob. The two hatches mean the kitchen & sitting room are interconnected and allows light to flow through. The 'Jack & Jill' bathroom is impressively large with a bath and separate shower (a rarity in one bedroom flats) and there are doors from both the hall & bedroom. The bedroom itself is a good size double with extensive & stylish fitted storage and bay window.

Further attributes include an allocated parking space, double glazing, gas central heating, secure entry phone system and tasteful décor.

The property is stamp duty exempt for first time buyers but would equally make an ideal buy-to-let investment, with an anticipated rental value of £950PCM.



The Location. . .

Haywards Road is a prestigious road of predominantly period property in the very heart of Haywards Heath. The town centre is a moments walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's and great independent outlets including Flinders Coffee, Black Duck, Hart Country Stores Farm Shop & Deli, Francisco Lounge Café Bar. For further restaurants & bars, The Broadway is a mere half-mile away and offers Cote Brasserie, Zizzi, Prezzo and Pascals Brasserie and a range of other independent bars including WOLFOX Coffee Roasters (perfect for a brunch), Lockhart Tavern Gastropub (great for a Sunday Lunch) and Orange Square.

Haywards Heath mainline station is a mile distant and provides fantastic commuter links to London (Victoria/London Bridge) in approximately 47 minutes, Gatwick International Airport (20 mins), Brighton (20 mins) and the south coast. By car, surrounding areas can be accessed via the A23(M) which lies 5 miles west at Warninglid/Bolney or the A272 to the east.

Further Information. . .

Tenure: Leasehold with 20% portion of the freehold

Lease: 999 years from 24 March 1986

Maintenance: Arranged between residents on ad-hoc basis

Local Authority: Mid Sussex District Council

Council Tax Band: B

Available Broadband Speed: Ultrafast (1000 mbps)

We believe this information to be correct but cannot guarantee its accuracy. Intending buyers should check details personally before exchange of contracts.

