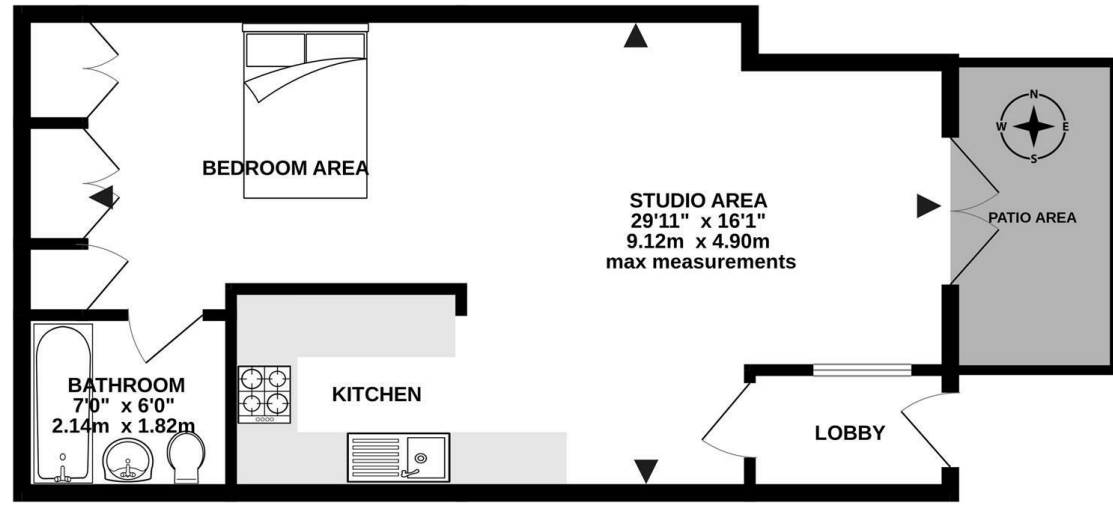
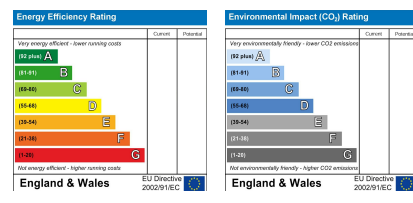


GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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7 Goldings Court, Boltro Road, Haywards Heath, RH16 1BP

Guide Price £160,000 Leasehold

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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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What we like...

- * Prime location for the station
- * Really generous accommodation for a studio apartment
- * Recently renovated so ready for immediate occupation.
- * Access out to a courtyard.
- * Long lease and reasonable service charges.

The Property

This lower ground floor studio flat offers spacious open plan accommodation with plenty of space for separate living, dining and bedroom areas. In fact, the main studio space extends to a generous 30ft meaning with some clever partitioning you could easily create a feeling of separation.

The living space has french doors that open out to a small communal patio area.

The bedroom area has extensive fitted wardrobes and the brand new bathroom has a modern white suite with "P" bath with overhead power shower.

Goldings Court is ideally located for Haywards Heath station making this the perfect base for anyone requiring swift rail services to London, Brighton and Gatwick Airport. There is a lease in excess of 100 years and reasonable service charges too.

Given there is no chain, a swift move is possible.

The Location....

Goldings Court is located on Boltro Road (number 27), just a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins).



Local amenities within walking distance include Sainsbury's Superstore, Dolphin Leisure Centre and 'The Broadway' with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

The Specifics

Tenure: Leasehold
Freeholder: Shire Developments LLP
Lease: 125 years from 2006
Service Charge: £500.00 p.a.
Ground Rent: £150 p.a.
Managing Agents: David Izod M: 07739 027639 / E: david.izod@gmail.com
Local Authority: Mid Sussex District Council
Council Tax Band: A

