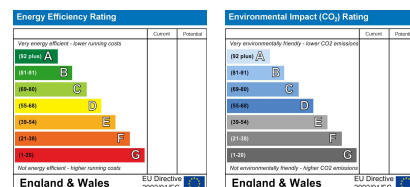


Approx. Gross Internal Floor Area 1197 sq. ft / 111.31 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



4B Ottafield Court Greenways, Haywards Heath, RH16 2DS

Guide Price £375,000 Leasehold - Share of Freehold

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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..

- * Exceptionally spacious three double bedroom maisonette of nearly 1,200 sq ft
- * Share of the freehold and remainder of 999 year lease with minimal charges.
- * Sought-after private road in a prime location for the station, town centre and Lindfield
- * Private courtyard providing outside space.
- * Two modern bath/shower rooms and huge amount of versatile accommodation.

Welcome Home...

This beautifully appointed three-bedroom maisonette was thoughtfully built by Borderstock Ltd in 2010 and sits on one of the town’s most desirable private roads, within easy reach of Haywards Heath Station, town centre and Lindfield village. Importantly, it has the remainder of a 999 year lease with share of the freehold and minimal maintenance charges.

Set across three spacious floors, the home has been designed with both comfort and practicality in mind – offering contemporary finishes, versatile living spaces, and a lovely sense of flow throughout with just shy of 1,200 sq ft – much larger than many houses at this print point.

Accessed via your own private front door, the entrance lobby opens onto the rear courtyard and provides stairs up to the first floor landing, where you’ll find built-in storage. On this level, the double aspect sitting room feels calm and inviting, with plenty of natural light and charming views across the communal gardens. The adjoining kitchen is sleek and stylish, finished with modern black high-gloss units and complemented by integrated appliances – all arranged to maximise space and functionality.

There are two generous bedrooms on this level, along with a modern family bathroom featuring a full-width tiled surround and glossy black tiled flooring for a touch of drama and elegance. Having three such good size bedrooms means there is immense flexibility and you could easily use one of the bedrooms as a dining room or second living space.

Stairs rise again to the second floor, where the principal bedroom suite enjoys complete privacy. Velux windows to the rear flood the room with light, while the generous en-suite bathroom is a highlight in itself – fully tiled with clean lines and modern finishes.

Step Outside...

Outside, the property benefits from an enclosed rear courtyard which our clients has really made the most of, creating a fabulous outside entertainment space under a pergola – ideal for low-maintenance outdoor living. There is off road parking to the front for one cars and plenty of on street parking for guests.

Residents also enjoy access to beautifully kept communal gardens, perfect for relaxing or catching up with neighbours.



Location, Location, Location

Greenways is a highly desirable private close situated on the Haywards Heath/Lindfield borders, off West Common. The close is incredibly sought-after, particularly to families and commuters as Haywards Heath Station is just 3/4 of a mile distant and provides fast, regular services to London, Brighton and Gatwick International Airport.

Haywards Heath town centre is a mile distant and provides extensive shopping facilities at The Orchards, including a Marks & Spencers, Café Nero and numerous other high street names. You are also within easy reach of both Waitrose and Sainsburys superstores

By car surrounding areas can be easily accessed via the A272 and A23(M), with the latter just five miles west at Bolney/Warninglid.

The home falls into the catchment area for the reputable Blackthorn Primary School and Oathall Community College for secondary, both within easy walking distance. In the private sector, the area has some truly exceptional schools including Ardingly College, Great Walstead Preparatory, Burgess Hill Girls School, Hurstpierpoint College, Cumnor House and Handcross Park (which feeds into Brighton College).

The Specifics...

Tenure: Leasehold with share of the freehold

Lease: 999 years from 2010

Maintenance: Each property is self-maintaining but residents of Greenways pay £175/£200 per year towards the upkeep of the communal garden areas.

Local Authority: Mid Sussex District Council

Council Tax Band: D

Services: Mains gas, water, electric and waste

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending purchasers check details personally before exchange of contracts as we cannot guarantee its accuracy.

