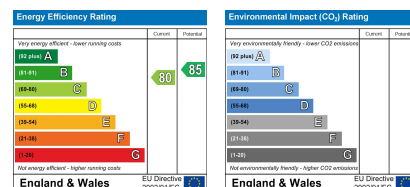


Sydney Road, Haywards Heath, RH16

APPROX. GROSS INTERNAL FLOOR AREA 722 SQ FT 67 SQ METRES



9 Copperwood Court, Sydney Road, Haywards Heath, West Sussex, RH16 1QD

Guide Price £300,000 Leasehold

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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9 Copperwood Court, Sydney Road, Haywards Heath, West Sussex, RH16 1QD

What we like...

- * Great location for Haywards Heath Station - perfect for commuters.
- * Modern high spec finish throughout.
- * Remainder of 999 year lease with reasonable charges.
- * No chain so swift move is possible

The Apartment...

This fabulous first floor apartment was built in 2013 by the reputable Copperwood Developments and sits in a superb location for Haywards Heath's mainline station which gets you to London Bridge/Victoria in 45 mins, Brighton in 20 mins and Gatwick Airport in 15 mins.

The apartment is all about modern convenience with a slick specification and enjoys the remainder of a 999 year lease.

The heart of the home is the open plan living/kitchen room, which extends to over 23ft. There is plenty of space for designated sitting and dining areas and it is a great space to entertain.

The kitchen is very contemporary and has a range of integrated appliances including Bosch oven and ceramic hob with filter hood over, Zanussi washer/dryer, dishwasher, fridge and freezer. The breakfast bar peninsula is great for those busy mornings.

There are two double bedrooms and two bath/shower rooms. The main bedroom has fitted wardrobes and its own stylish ensuite shower room. The second bedroom also has fitted wardrobe and is served by the modern bathroom with overhead power shower and heated towel rail.

To the rear is an allocated parking space. For those who work from home, there is access to an Ultrafast fibre broadband connection with up to 900mbps download.

This apartment would make the perfect first time purchase, downsize or "lock up & leave" for a regular overseas traveller, particularly given how close it is located to the station and London Gatwick.

There is no onward chain meaning a swift move is possible.



The Location....

Sydney Road is an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heath's mainline station, which provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Additionally, Waitrose Superstore is within easy walking distance with a café and wine bar. There are a variety of other local amenities within close proximity including a convenience store while Sainsburys Superstore and the Dolphin Leisure Centre are also within walking distance. By road, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately five miles west at Bolney/Warninglid.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

The Finer Details...

Tenure: Leasehold

Lease: Remainder of 999 year lease which commenced Jan 2013

Service Charge: £496.73 half yearly

Ground Rent: £300 p.a. (reviews every 10 years - 2023, 2033, 2043 etc)

Title Number: WSX359994

Local Authority: Mid Sussex District Council

Council Tax Band: C

Services: Mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast (up to 910 mbps download)

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

