

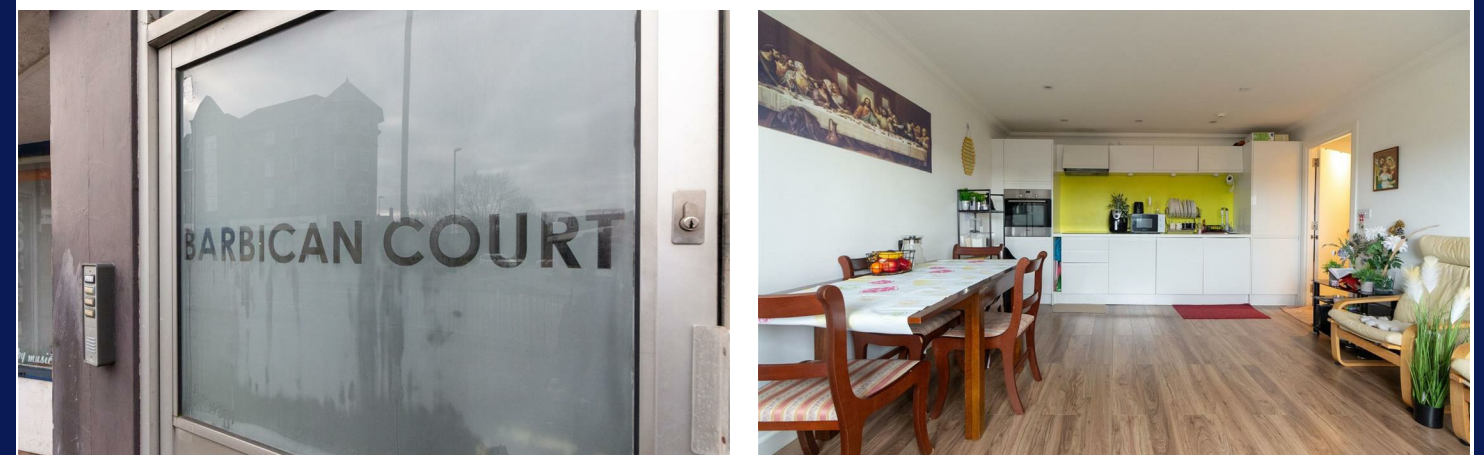
BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



Flat 4 Barbican Court 7-9 South Road, Haywards Heath, RH16 4LE

Offers In Excess Of £170,000 Leasehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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

England & Wales EU Directive 2002/91/EC



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VIEWING BY APPOINTMENT WITH PSP HOMES

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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...

- \* Central location for the mainline station and town centre.
- \* Spacious, light & airy accommodation with great room sizes.
- \* Gas central heating and double glazing.
- \* Views of the South Downs.
- \* No onward chain.

#### The Apartment. . .

This spacious top floor flat is centrally located providing easy access to Haywards Heath mainline station and town centre. It boasts spacious, light & airy accommodation with far-reaching southerly views.

Offered for sale with no onward chain, the apartment boasts a large open-plan kitchen/living room, with plenty of space for both sitting and dining areas. The kitchen features modern units and integrated appliances.

The bedroom is a spacious double, each with fitted wardrobes and the bathroom is a reasonable size.

Further attributes include gas central heating, uPVC double glazing, communal bike storage and West-facing communal garden

The property would make an ideal first-time purchase or buy-to-let investment (rental value c. £875 - £900 PCM) and viewing is recommended.

Please note: there are external repair and redecoration works scheduled. The portion for Flat 4 has been paid for in full.

#### Step Outside. . .

South Road is situated in the heart of Haywards Heath's bustling town centre.



The social hub of the town is The Broadway, which boasts an array of bars, pubs and restaurants including Cote Brasserie, Pizza Express, WOLFOX coffee roasters (great for a brunch), Orange Square and Lockhart Tavern craft beer gastropub. The town is also well stocked with quality shopping facilities including Waitrose, Sainsbury's and Marks & Spencer.

Haywards Heath station provides swift & frequent commuter services into London (Victoria/London Bridge in 47 mins), Brighton and Gatwick International Airport and is just over a mile distant.

#### Further Information. . .

Tenure: Leasehold

Lease: 125 years from 2013

Maintenance: Approximately £1,000 per annum

Ground Rent: Approximately £200 per annum

Broadband: Up to 1000mbps (not tested)

Council Tax Band: B

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

