



12 Woodside Reed Pond Walk, Haywards Heath, West Sussex, RH16 3UZ

£1,495 Per Calendar Month

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PENTHOUSE PERFECTION | Embrace penthouse living with this tremendous top floor apartment boasting approximately 1,300 sq ft of accommodation with wonderful elevated views, designated parking space and situated in a quiet location close the town centre. Offered unfurnished and available from the 13th May 2025.

Penthouse perfection...
Embrace penthouse living with this sizable top floor apartment boasting approximately 1,300 sq ft of accommodation with wonderful elevated views, designated parking space, well screened communal garden and situated in a quiet location close the town centre.
This spacious and contemporary styled 2 bedroom apartment offers a modern open plan reception/kitchen with electric oven, electric hob, concealed extractor, dishwasher, washer/drier and fridge freezer and the latest in essential home media including 'Plug & Play' Sky Q / Digital T.V and wired to deliver super-fast broadband.

The master bedroom comes with a walk in wardrobe, sleek en suite shower room and bedroom two is adjacent to the large modern bathroom.

Other benefits include a large storage cupboard, neutral decor, gas central heating and a bike shed.

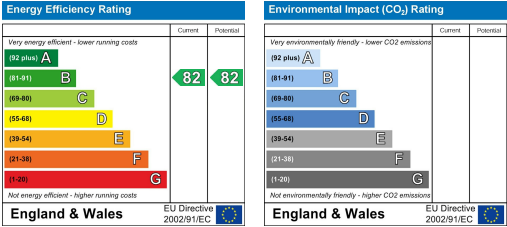
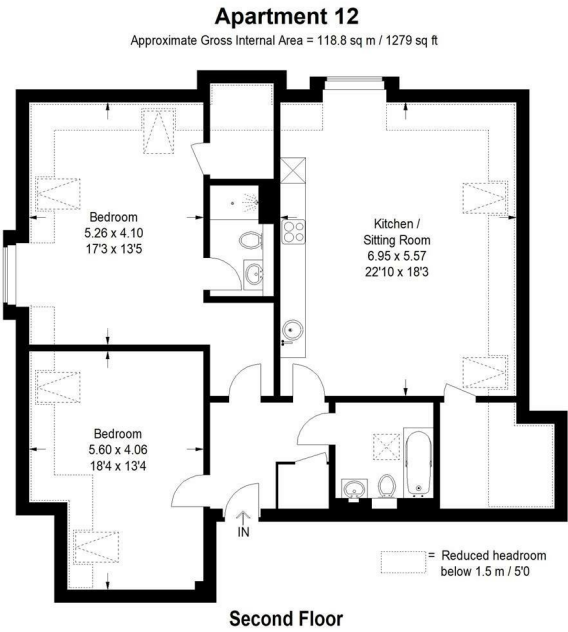
The Location...
Woodside enjoys an elevated position on Reed Pond Walk, within Franklands Village. Franklands Village itself has Mulberrys convenience store, handy for those everyday essentials. Other nearby amenities include Tesco Express, Doctor's Surgery and Pharmacy on Northlands Avenue - around a ten minute walk. The Princess Royal Hospital is also within easy walking distance. Haywards Heath's town centre is under a mile distant, on foot via footpath opposite Woodside that cuts through to Eastern Road, and offers extensive facilities including The Orchards Shopping Centre, Marks & Spencer's, Cafe Nero and Flinders Coffee. The town's social centre is The Broadway, which lies 1.2 miles distant and boasts an array of restaurants, bars and pubs including , WOLFOX (great for a brunch), , Pizza Express, Orange Square, Zizzi and Lockhart Tavern Gastropub amongst others. The mainline train station provides links to Brighton, London and Gatwick, with London Victoria by train approximately 42 minutes away. Sporting and recreational facilities are extensive with swimming at the Dolphin Centre, golf at Haywards Heath, Lindfield and Piltdown and a variety of waters sports at Brighton Marina and Ardingly Reservoir. A revered selection of schooling can also be found locally.

INFORMATION
Council Tax Band; B 1817.36 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Fees:
Holding deposit - one weeks rent - £345.00
Deposit - five weeks rent - £1725.00

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

N.B - PHOTOS WERE TAKEN APRIL 2021



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