



**Apartment 24, Woodcote House, Updown Hill  
Haywards Heath, RH16 4GQ  
Guide Price £236,000 Leasehold**

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ESTATE AGENTS

# An Extremely Well Presented Second Floor One Bedroom Apartment in a Popular Location Situated in Bolnore Village Within Easy Reach of Haywards Heath.

## Situation

Haywards Heath is a thriving town in the heart of Mid Sussex, close to the South Downs National Park and the coast. Haywards Heath and the adjoining villages of Cuckfield and Lindfield provide an excellent range of local amenities including high street shops, independent boutiques, supermarkets, restaurants and leisure facilities. Haywards Heath offers regular direct services to London Victoria and London Bridge/St Pancras International, journey time from 42 minutes. The A23/M23 gives access to Gatwick airport, central London and the south coast.

## Description

The accommodation comprises communal entrance, communal entrance hall with stairs rising to the second floor. Entrance opening to a spacious entrance hall with two large storage cupboards. Bright and spacious open plan kitchen/lounge/dining room with modern fitted kitchen. Large double bedroom with in built wardrobes and access to the modern fitted bathroom with shower over bath and further access to the entrance hallway.

The property further benefits from neutral decoration, recently installed electric heaters, double glazing and private undercover parking space accessed through electric gates. Additional 6 visitor spaces.

Council Tax Band - C

## Maintenance & Service Charge

Maintenance Charge - £250.00 per annum to be paid in £125.00 intervals twice yearly.

Service Charge - approximately £2180.00 per annum to be paid in £1090.00 intervals twice yearly.

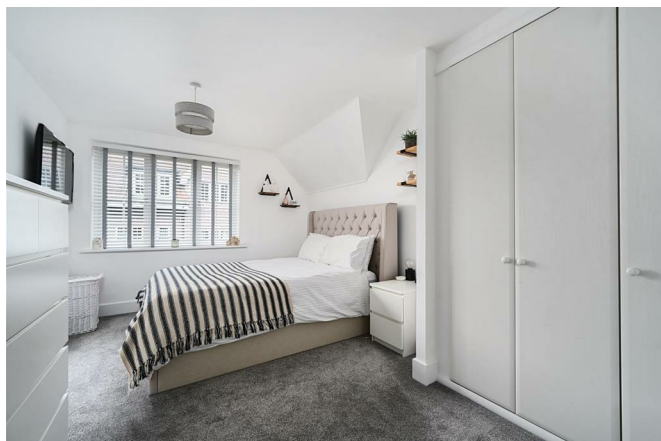
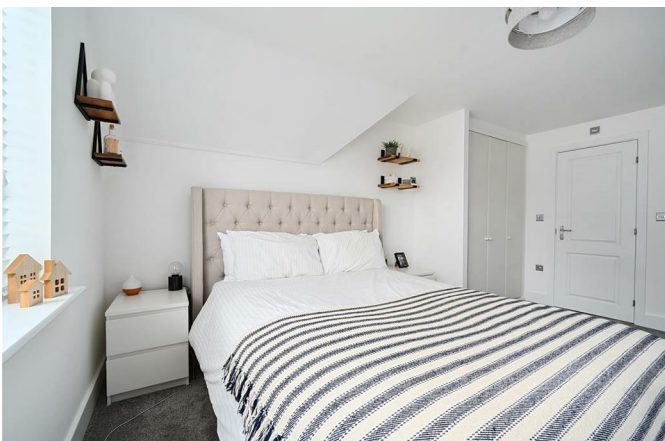
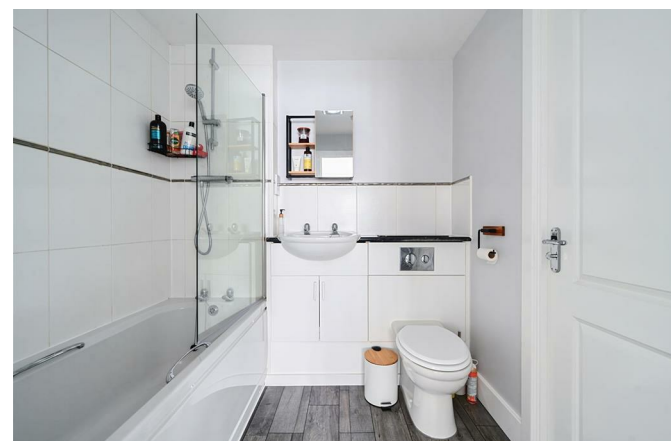
## Lease Details

101 years remaining.

## Property Misdescription Act 1991

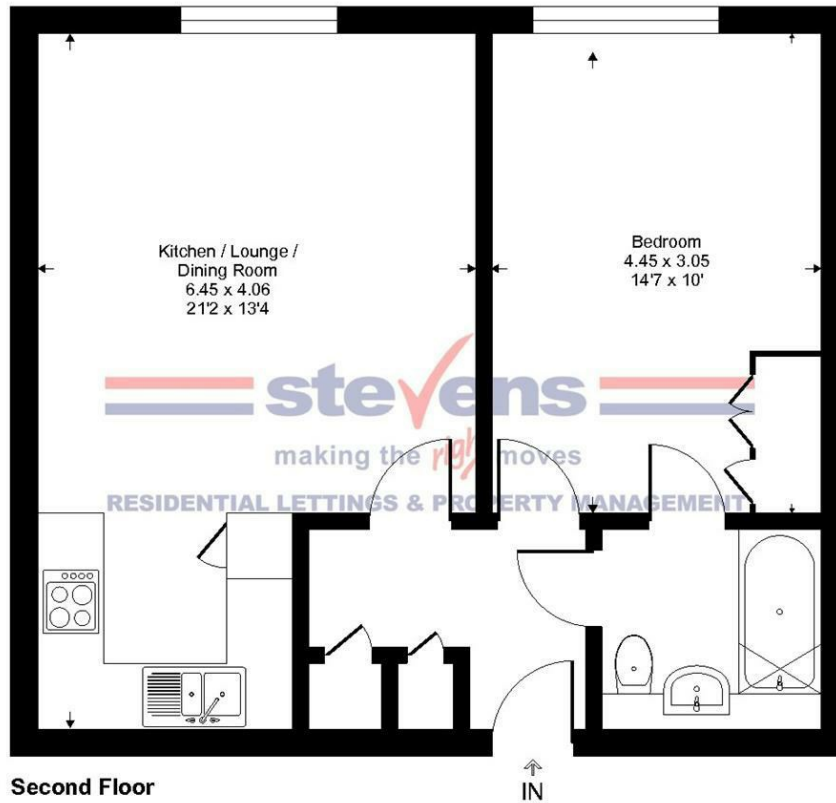
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





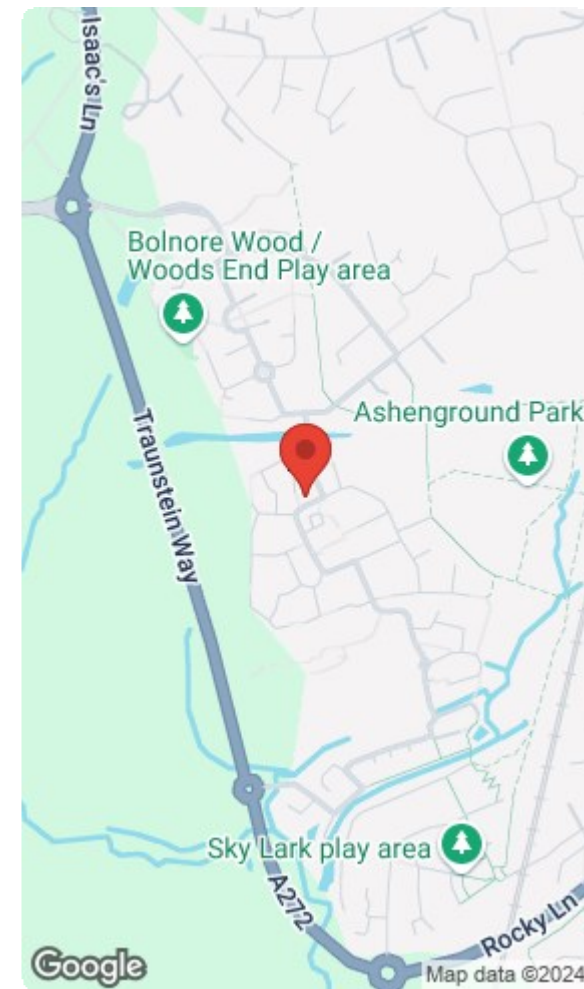
**Woodcote House, RH16**  
 Approximate Gross Internal Area = 46.8 sq m / 504 sq ft



**Second Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Viewings by appointment only**

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**England & Wales**

EU Directive 2002/91/EC

