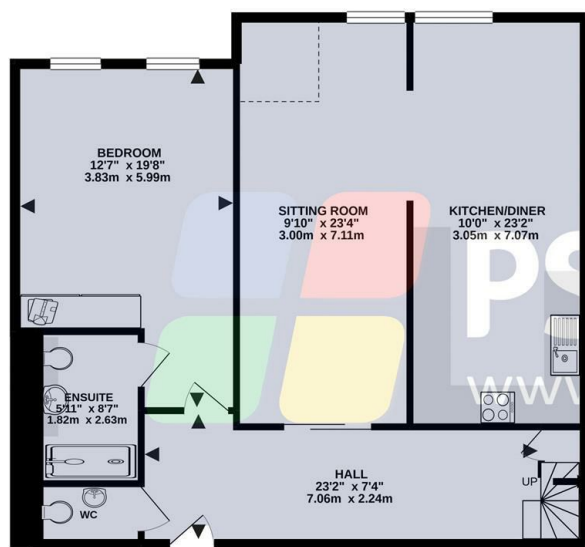
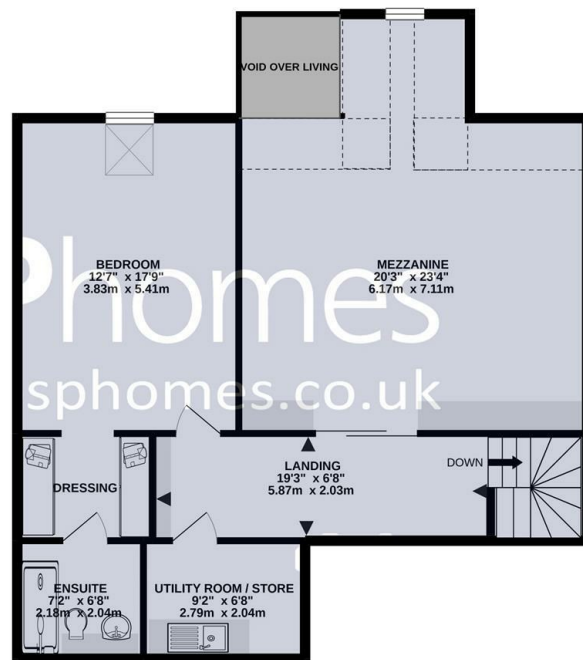


ENTRANCE FLOOR
912 sq.ft. (84.8 sq.m.) approx.

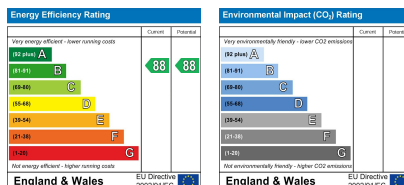


1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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26 Fleur De Lis, Bolnore Road, Haywards Heath, West Sussex, RH16 4WH

Guide Price £630,000 Leasehold



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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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26 Fleur De Lis, Bolnore Road, Haywards Heath, West Sussex, RH16 4WH

What we like...

- * Luxury specification and pristine presentation - one of the finest apartments in Haywards Heath.
- * 1,800 sq ft of accommodation over two floors - perfect if downsizing from a large house.
- * Central location meaning the station and town centre are easily accessible.
- * Superb mezzanine floor provides extra versatile living space.
- * Rare opportunity to acquire one of the largest apartments in the complex.

The Apartment...

This exceptional duplex is, without doubt, one of the finest apartments in Haywards Heath and forms part of the prestigious Fleur de Lis complex, built in 2016 by award winning developer Renaissance Retirement. This apartment, for the over 60s, would suit someone seeking a luxurious standard of living combined with spaciousness and versatility in a most convenient central location for Haywards Heath's town centre and mainline station.

The apartment sits on the second floor and a lift service provides easy access from the beautifully presented communal hallways. The accommodation is spread over two floors and extends to over 1,800 sq ft, making it perfect for someone looking to move from a sizable house to reduce maintenance.

An impressive hallway leads through to the inviting 23ft sitting room, that sits adjacent to the 23ft kitchen/diner. There is an open plan feel, but the kitchen is tucked away from the main sitting room. The kitchen itself is beautifully fitted with Silestone worktops, a range of integrated NEFF appliances (fridge, freezer, induction hob, two ovens and dishwasher) and there is plenty of space for a large dining table & chairs.

The first of the large double bedrooms is also on this level and enjoys fitted wardrobes and a contemporary en-suite shower room with Villeroy & Boch sanitary ware, ceramic tiles, digitally controlled thermostats and mirrored cabinets with light & shaver socket.

There is also a cloakroom.

A lovely turned staircase rises to the second level landing. An exceptional mezzanine room impresses with an enormous amount of extra living space and is currently arranged as a second sitting room with study area and extends to an impressive 23ft x 20ft (max) with beautiful bespoke bookshelves. There are lovely open views towards the Ashdown Forest and the space is flooded with natural light via two skylight windows.

The exceptional master bedroom enjoys spacious sleeping quarters, walk in wardrobe leading through to the sleek en-suite shower room.



There is also a useful utility room/store with the washing machine.

Our clients are the first owners and have meticulously maintained the apartment to offer it for sale in pristine order throughout with tasteful neutral décor and quality flooring. Further attributes include a high degree of energy efficiency (EPC: B - 88/100), SKY Q/Virgin Media, 24 hr emergency call system and CCTV entry system.

The Location...

Fleur De Lis is a complex of 34 luxury retirement apartments located on Bolnore Road, Haywards Heath. The location is considered to be one of the prime positions in the town with the town centre, mainline station and The Broadway all within easy walking distance. The town centre boasts extensive shopping facilities including The Orchards Shopping with Marks & Spencers, a post office and range of high street names. The Broadway is the town's social centre with a range of restaurants, bars and pubs including Cote Brasserie, Cafe Rouge, Pizza Express, Lockhart Tavern, Roccos Italian, Pascal's Brasserie and WOLFOX Coffee Roasters. There are two superstores in the form of Waitrose and Sainsburys, both of which lie under a mile distant via Boltro Road. Beech Hurst Gardens is also nearby and boasts six hectares of open space to enjoy. By car, surrounding areas can be accessed via the A272 and A23(M), with the latter lying 5 miles west at Bolney/Warninglid.

Information

Tenure: Leasehold

Lease: 125 years from 2016

Service Charge: £4,707 P.A (This is inclusive of concierge, careline monitoring and emergency call equipment, building insurance, domestic and waste water rates, upkeep and cleaning of the communal areas and gardens, lift maintenance and management fees)

Ground Rent: £750 P.A

Managing Agents: Rendall and Rittner Ltd, Portoken House, 155-157 Minories, London, EC3N 1LJ

We believe this information to be correct but recommend checking details personally before proceeding with any purchase.

