



## Woodside

REED POND WALK | HAYWARDS HEATH | WEST SUSSEX | RH16 3UZ







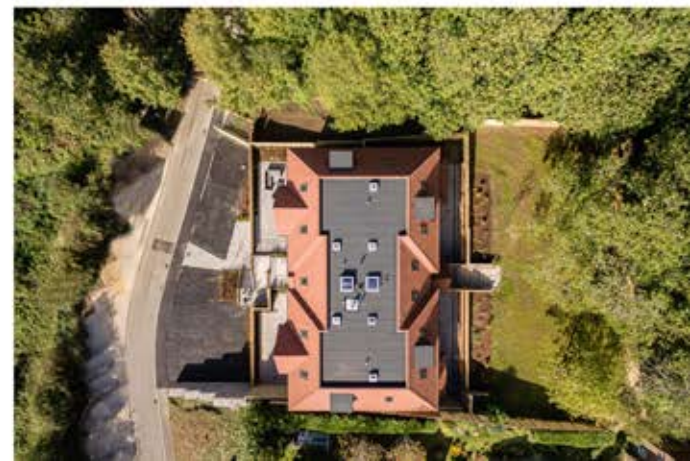


# Situation

12 stylish and contemporary apartments with modern open plan reception space, the latest in home media, designated parking and well screened communal gardens

Haywards Heath is a vibrant town providing a comprehensive array of shops, restaurants, bars and amenities for all ages. 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 Piltown and a variety of waters sports at Brighton Marina and Ardingly Reservoir. A revered selection of schooling can also be found locally.

'Woodside' is a brand new modern development by the Colstock Group showcasing a selection of 12 spacious and contemporary styled 2 bedroom apartments of varying sizes bringing together open plan reception spaces and the latest in essential home media including 'Plug & Play' Sky Q / Digital T.V and wired to deliver super-fast broadband. Modern fitted kitchens and bathrooms include a range of AEG and 'Lamona' appliances and 'Casinni' sanitaryware. Designated parking is allocated to every apartment along with secure cycle storage and use of the well screened landscaped communal gardens. In addition, 4 apartments benefit from landscaped terraces and extra designated parking.









# Kitchen

- » Two tone kitchens in Lewes Slate Grey and Lewes white, oak lime wash units, chrome handles and fittings
- » Integrated 'AEG' and 'Lamona' appliances to include electric oven, electric hob, concealed extractor, dishwasher, washer/drier and fridge freezer
- » Under cupboard LED lighting, lower plinth LED lighting and dimmable LED ceiling downlighters
- » Large larder cupboard
- » Pan drawers
- » inset stainless sink
- » Integrated waste and recycling bins
- » Choice of kitchen splash backs subject to availability



# Flooring

- » Optional lime wash oak hard wearing vinyl flooring throughout hallways and living spaces. Colours and styles to be decided on by the buyers with the option of carpet to bedrooms
- » Ceramic tiling to bathrooms and en-suite floors



# Bathrooms & Sanitaryware

- » Tiled walls
- » Wall hung w.c. suites with chrome push button and soft close seats
- » Wall hung vanity basin unit with storage drawer
- » Generous stone resin shower trays in en-suites with chrome and glass double door enclosure
- » Steel bath in bathrooms with separate shower above and glass shower screen
- » Chrome heated towel rails to bathrooms and en-suites
- » Tiled recesses to bathrooms and en-suites with LED marker lights within
- » Hidden LED mood lighting to bathrooms and en-suites
- » LED downlighters to ceilings in bathrooms and en-suites
- » LED lit mirrors above basins in bathrooms and en-suites

# Home Media

- » Audio entry to all apartments
- » All apartments wired for 'Plug & Play' Sky Q and digital TV
- » Wired for high speed broadband





# Lighting & Electrical

- » Sensor operated outside lighting to car parking areas and access to the building.
- » Sockets with USB outlets to bedrooms and sitting rooms

# Central Heating

- » Highly efficient central heating via radiators and hot water system with wall mounted Worcester Bosch gas fired boilers located in the kitchens of all apartments
- » Smart meters installed (gas & electric)

# Finishing Touches

- » Solid doors throughout
- » Modern high skirtings and architraves
- » Generous storage cupboards to all apartments
- » All walls and ceilings finished in 'Dulux Cotton White', woodwork in 'Dulux White Satinwood'.





# Communal Areas

- » Designated parking for all apartments
- » Delightful communal garden area
- » Designated secure cycle storage for use by all apartments
- » Fire detection system
- » Fully lit bin store for use by all apartments

# Warranties

- » A 10 year build warranty with Premier Guarantee
- » Solid brick/block/concrete floor construction
- » Sound tested to modern standards
- » 'Help to Buy' available

# External

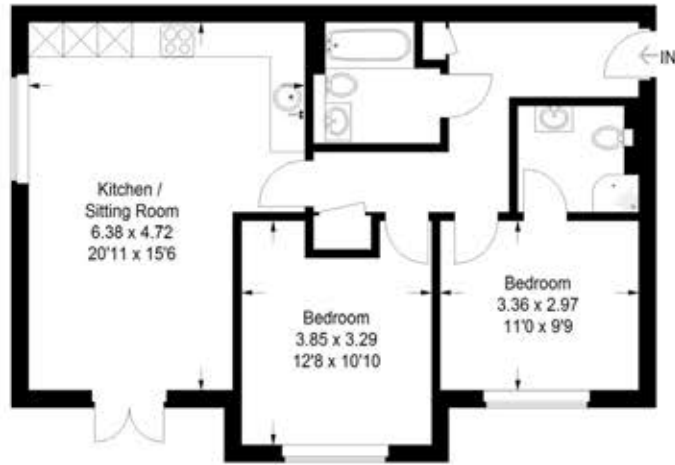
'Woodside' is approached over a paved path flanked on either side by designated parking for all apartments. Paved steps with wrought iron railings lead to the front door. The communal garden to the rear of the property is predominantly laid to lawn with shrub and plant borders. Apartments 1, 2, 4 and 5 benefit from private landscaped gardens.





### Apartment 1

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



Lower Ground Floor

### Apartment 2

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



Lower Ground Floor

### Apartment 3

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



Ground Floor

### Apartment 4

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



Ground Floor





### Apartment 5

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



Ground Floor

### Apartment 6

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



Ground Floor

### Apartment 7

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



First Floor

### Apartment 8

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



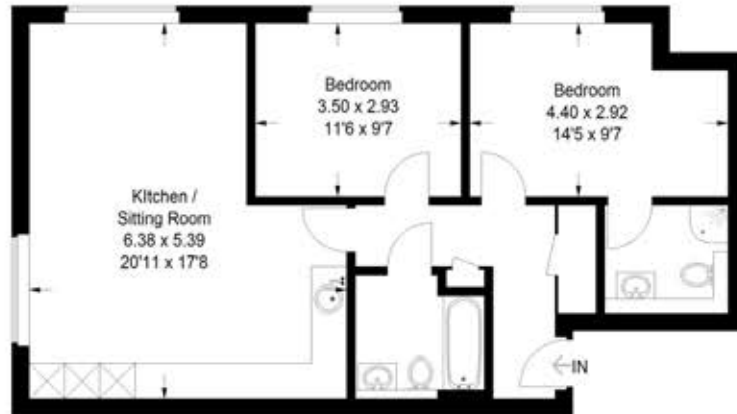
First Floor





### Apartment 9

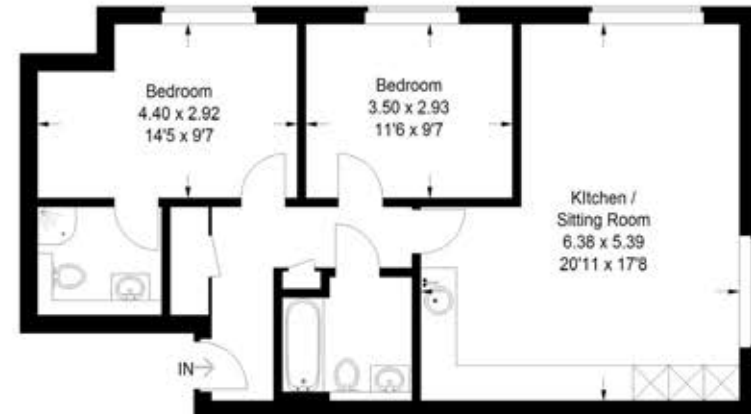
Approximate Gross Internal Area = 71 sq m / 764 sq ft



First Floor

### Apartment 10

Approximate Gross Internal Area = 71 sq m / 764 sq ft



First Floor

### Apartment 11

Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft



Second Floor

### Apartment 12

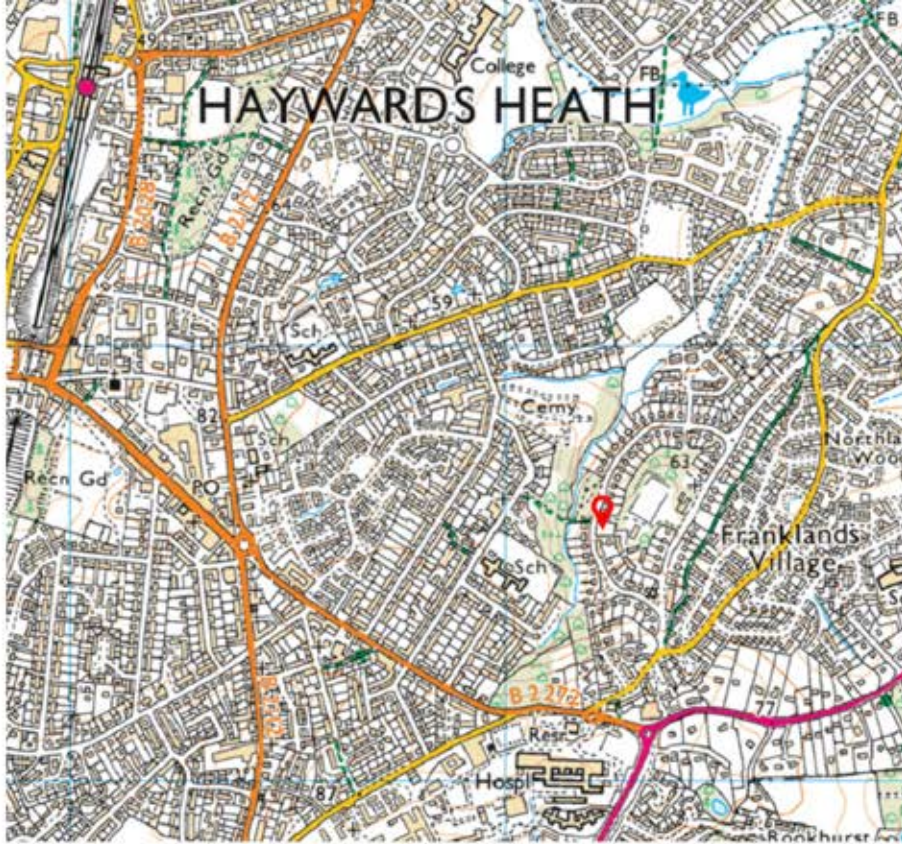
Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft



Second Floor



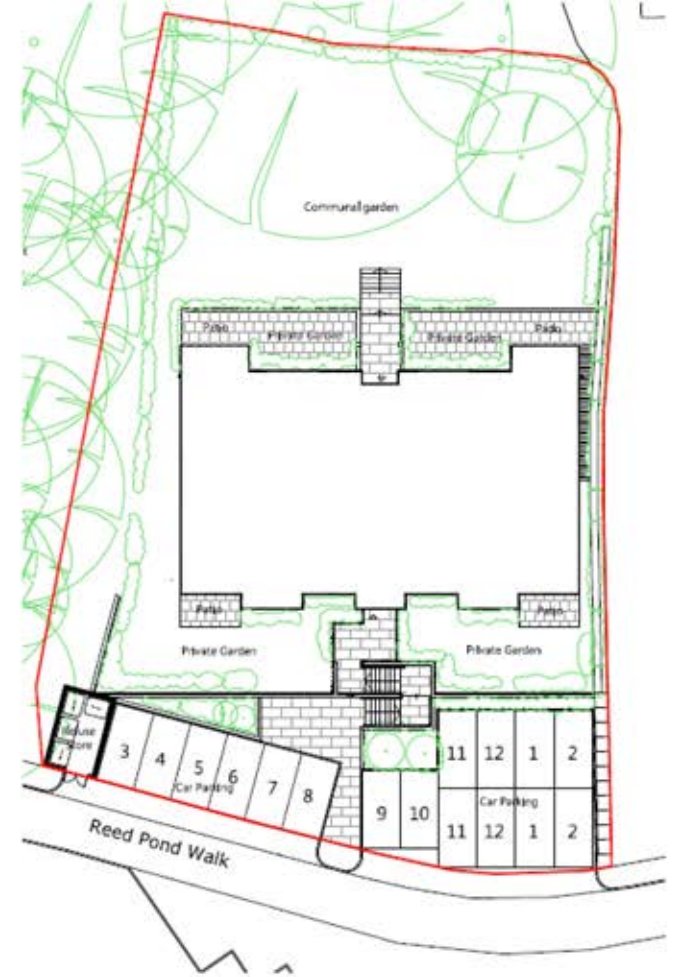




Backed by  
HM Government  
**WOOTON & BEAN**



Colstock.co.uk



## Transport Links

Haywards Heath Train Station by car	- Approximately 2.2 miles
Haywards Heath Train Station by foot	- Approximately 1.4 miles
A23 slip road	- Approximately 7.2 miles
Brighton	- Approximately 14.7 miles
Gatwick Airport	- Approximately 15.3 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor

Chart Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chart Estates has any authority to make representation or warranty in relation to this property

www.psphomes.co.uk | 01444 416999 | hh@psphomes.co.uk  
3 Muster Green South | Haywards Heath | West Sussex | RH16 4AP

