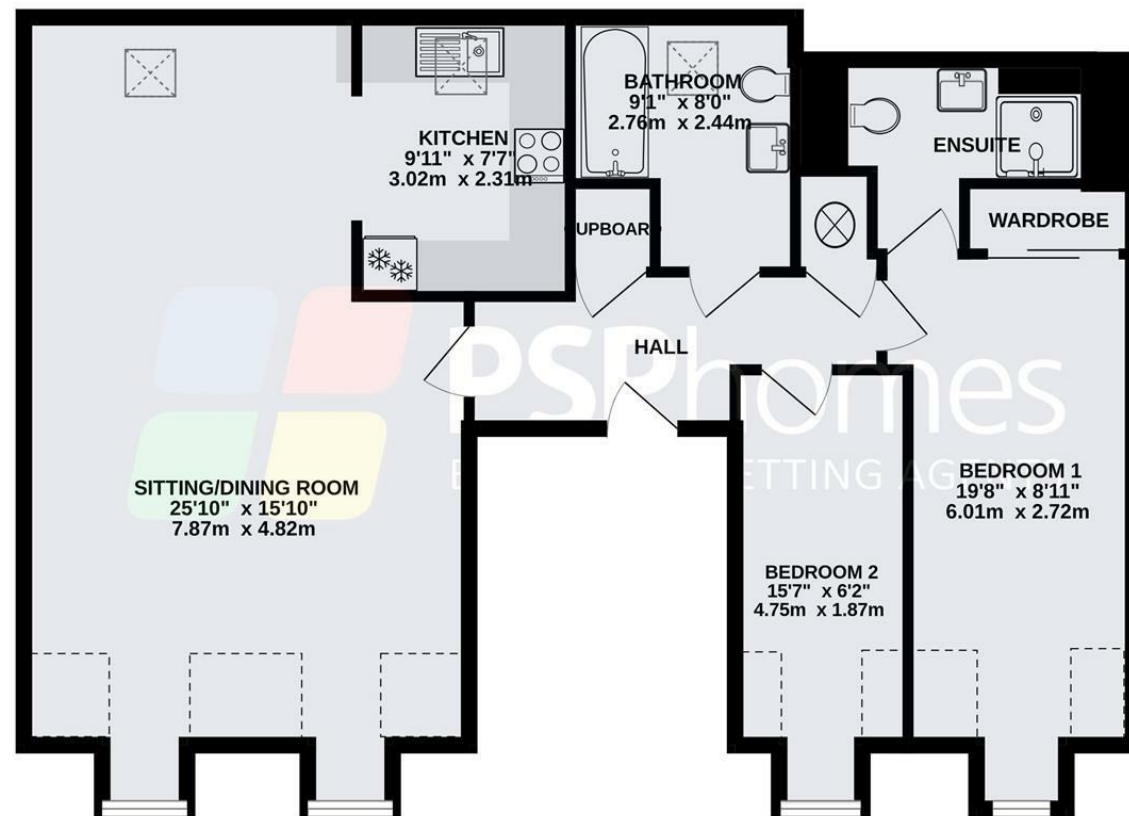
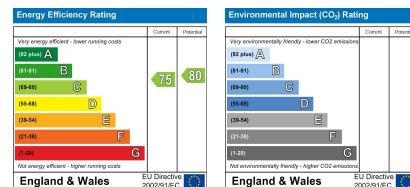


TOP FLOOR
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 994sq.ft. (92.3 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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BRITISH PROPERTY AWARDS 2022 GOLD WINNER PSP HOMES SOUTH ENGLAND (OVERALL)



7 Charter Gate, Boltro Road, Haywards Heath, West Sussex, RH16 1BQ

Guide Price £325,000 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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7 Charter Gate, Boltro Road, Haywards Heath, West Sussex, RH16 1BQ

What we like...

- * Exceptionally spacious (994 sq ft) penthouse apartment.
- * Gated development in prime location for Haywards Heath mainline station.
- * Fabulous open plan sitting/dining/kitchen space.
- * Two allocated parking spaces and remainder of 999 year lease.
- * No chain - swift move possible

The Apartment....

An exceptionally spacious (994 sq ft) top floor penthouse apartment within this secure gated development and situated in an absolutely prime location for Haywards Heath's mainline station making it the perfect place for a commuter or international traveller looking for a secure UK bolt hole close to Gatwick Airport.

The apartment is all about open plan living and the fabulous 26ft x 16ft sitting/dining room is, without doubt, the hub of this home. The kitchen sits neatly tucked off this space and enjoys an extensive range of integrated Zanussi appliances including fridge, freezer, dishwasher, washer/dryer, oven, hob and microwave.

The main bedroom is a generous double with fitted wardrobes and its own ensuite shower room. The second bedroom extends to 15ft (max) and is sits just opposite the bathroom.

There are two storage cupboards, the apartment has gas fired central heating and is fully double glazed. There is a secure telephone entry system and no onward chain meaning a swift move is possible.

One huge advantage of the apartments within Charter Gate is the remainder of a 999 year lease and reasonable maintenance charges. For those who work from home or like to stream, there is an Ultrafast broadband connection available with 990 mbps download.

This particular apartment also comes with two allocated parking spaces.



Apartments of this size, in such prime locations for the station, are seldom available.

The Location...

Charter Gate is a sought after gated development built in 2001 by Persimmon Homes, situated within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins). Local amenities within walking distance include Sainsbury's Superstore, Dolphin Leisure Centre and 'The Broadway' with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

The Specifics

Lease: 999 years from 2001
Service Charge: £1749.07 to year end 31/12/2024
Ground Rent: £200 p.a.
Managing Agents: Hunters, Burgess Hill
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (990 mbps download)

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

