



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

**£1,325 Per Calendar Month**

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COMMUTING CONVENIENCE / A well presented ground floor apartment situated in the popular secure gated development of Charter Gate, situated within a two minute walk of Haywards Heath's mainline station and easy walk to the town centre. This property is available from 20th October 2024.

**The Property**

The spacious reception room enjoys plenty of room for both sitting & dining areas. The kitchen is in good order and offers fridge/freezer, washing machine, hob and oven and lies off the main living space. The master bedroom includes fitted wardrobes and en-suite shower.

Further accommodation includes second double bedroom, bathroom with white suite & overhead shower and entrance hall with storage cupboards.

Further attributes include gas central heating, entry phone system and allocated underground parking space.

**Location**

Charter Gate enjoys a most convenient location 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 both Waitrose and Sainsbury's Superstores, Dolphin Leisure Centre and 'The Broadway', which is the town's social hub 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 only 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.

**Information**

Local Authority: Mid Sussex District Council; Council Tax Band: C -£1996.00 for 2024/25 (For a guide only. Please contact Mid Sussex District Council for exact figures).

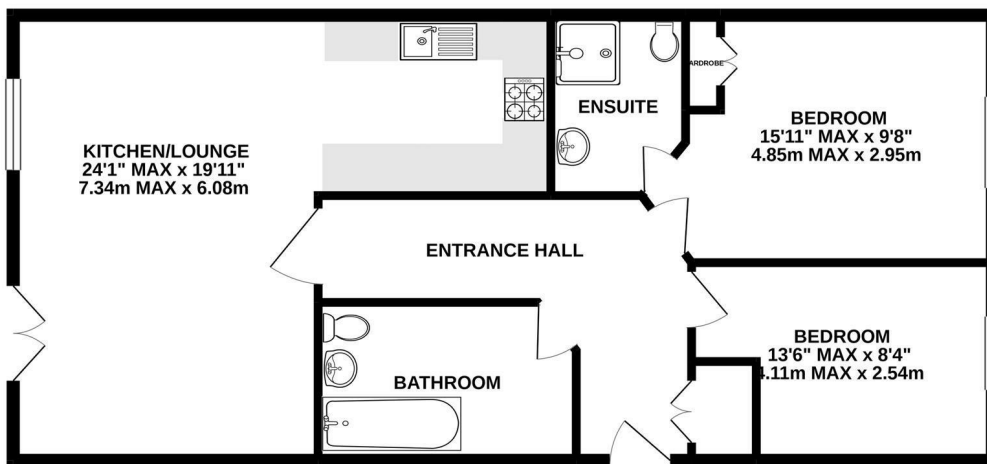
**Permitted Fees:**

Holding deposit - one weeks rent - £305.76

Deposit - five weeks rent - £1528.00

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.

**GROUND FLOOR**  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING BY APPOINTMENT WITH PSP HOMES

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