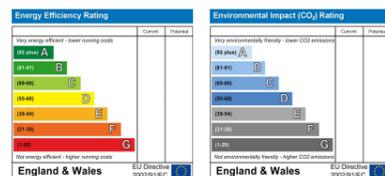


**Ground Floor**  
**Approx. Gross Internal Floor Area 661 sq. ft / 61.50 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



  
**BRITISH PROPERTY AWARDS**  
 2022  
 ★★★★★  
**GOLD WINNER**  
 PSP HOMES  
 SOUTH ENGLAND  
 (OVERALL)



**4 Station Quarter Apartments Boltro Road, Haywards Heath, RH16 1BP**

**Guide Price £300,000 Leasehold**

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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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4 Station Quarter Apartments Boltro Road, Haywards Heath, RH16 1BP

Unique apartment in the converted Station Quarters (2013) – no two homes alike

Just 75 yards from Haywards Heath Station, ideal for commuters

661 sq ft of stylish open-plan living with designer kitchen and appliances

Courtyard offering valuable outdoor space

Two bedrooms, luxury bathroom, secure entry system and residents' bike store

**Guide Price £300,000 - £320,000**

#### **The Sidings – Station Quarters Apartments**

A rare opportunity to own a truly individual apartment within the sought-after Station Quarters development, beautifully converted in 2013. The Sidings is a striking ground floor apartment offering 661 sq ft of contemporary “warehouse chic” living, perfectly paired with unbeatable commuter convenience—just 75 yards from Haywards Heath Station.

Unlike conventional developments, no two apartments here are alike, ensuring every home is completely unique. This apartment enjoys an enviable, tucked-away position and the added benefit of direct access to a generous courtyard, creating an inviting extension of the living space.

Inside, the open-plan reception room is a standout feature, centred around a luxury Rotpunkt designer kitchen by Hamilton Stone Design. Sleek cabinetry, a stylish breakfast bar, and premium integrated appliances—including fridge/freezer, oven/hob, dishwasher, washing machine, and even a wine cooler—make it ideal for both entertaining and everyday living.

The main bedroom is a well-proportioned double with fitted wardrobes, while the second bedroom offers flexibility as a guest room, home office, or small double. The bathroom is finished to an exceptional standard, fully tiled and complete with a separate bath, walk-in shower, and a practical storage cupboard.

Further highlights include gas-fired central heating, double glazing, a secure video entry system, and access to a residents' bike store. Stylish, practical, and supremely located, The Sidings is perfectly suited to modern professionals seeking both comfort and individuality in a prime commuter setting.



#### **The Location...**

Station Quarter Apartments occupy an exceptionally convenient position on Boltro Road, just a two-minute walk from Haywards Heath's mainline railway station—making it the perfect setting for commuting professionals. From here, direct services run frequently to London Victoria and London Bridge in approximately 47 minutes, while Gatwick Airport and Brighton are both reachable in around 20 minutes.

A wide range of local amenities are within easy walking distance, including a Sainsbury's Superstore, Waitrose Haywards Heath, the Olympus Leisure Centre, and 'The Broadway'—a vibrant hub offering a variety of popular bars, cafés, and restaurants. For further shopping needs, 'The Orchards Shopping Centre' in Haywards Heath town centre lies just half a mile away.

The location also provides excellent road connectivity, with the A272 and A23(M) nearby, offering swift access to surrounding villages and towns. The A23(M) can be reached in approximately five miles via Warninglid or Bolney, opening up routes to both the south coast and central London.

#### **The Finer Details...**

Tenure: Leasehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Lease: 125 years from 2014

Service Charge: £1,600 per annum

Managing Agent: TBC

Buildings Insurance: TBC

Ground Rent: £674 per annum

Ground Rent Review Period: TBC

Available Broadband Speed: Ultrafast (8000mbps download)

