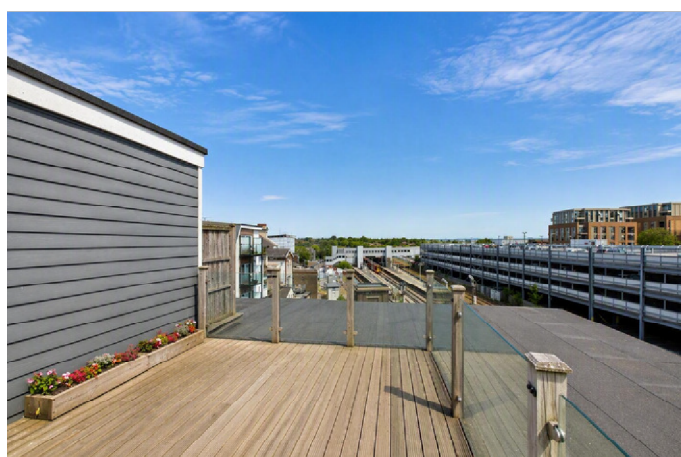




**Station Quarter Apartments,
Haywards Heath, RH16 1BP**

**Asking price
£249,950**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

THE PROPERTY

Situated within the sought-after Station Quarter development, this beautifully presented one-bedroom apartment offers contemporary living in an exceptionally convenient location, just a short walk from Haywards Heath mainline railway station and the town centre. Boasting a generous private roof terrace, this superb home is perfectly suited to first-time buyers, professional commuters, downsizers or investors alike.

The apartment is finished to a high standard throughout and offers bright, well-planned accommodation. The welcoming entrance hall provides useful built-in storage and leads through to the impressive open-plan kitchen, living and dining space. Designed with modern living in mind, the kitchen features a range of integrated appliances, sleek cabinetry and ample worktop space. The generous double bedroom benefits from fitted wardrobes and plenty of natural light, whilst the contemporary bathroom is fitted with a stylish white suite with separate bath and walk in shower, quality tiling and modern fixtures.

OUTSIDE

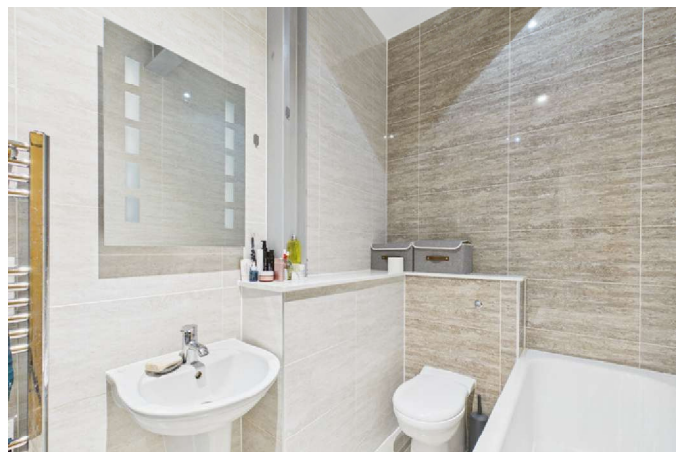
One of the standout features of this apartment is the substantial private roof terrace, offering a rare and valuable outdoor space with far-reaching views, providing an exceptional outdoor space in which to relax and entertain.

LOCATION

Station Quarter is ideally positioned for those looking to take advantage of Haywards Heath's excellent transport connections, with fast and regular rail services to London Victoria, London Bridge and Brighton. The town centre is within easy reach, offering an excellent selection of shops, cafés, restaurants, leisure facilities and the popular Waitrose and Sainsbury's supermarkets.

ADDITIONAL INFORMATION

Tenure:	Leasehold
Lease Term:	125 years from 2015
Service Charge:	£3064.86 pa
Ground Rent:	£676.00 pa





Buses

1 minute walk



Shops

Sainsburys &
Waitrose 0.3
miles



Trains

Haywards Heath
1 minute walk



Airport

Gatwick
13.8 miles



Roads

M23
14.5 miles



Sport & Leisure

Dolphin Leisure
Centre 0.3 miles



Rental Income

£1,300 pcm



Schools

Harlands Primary School
Oathall Community
College



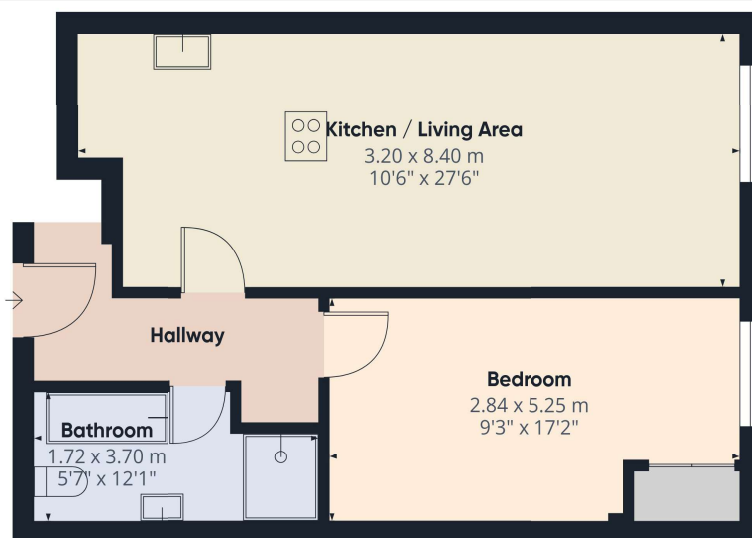
Fibre Broadband

Up to
1800 Mbps



Council Tax

Band
B



Ground Floor



Floor 1

Approximate total area⁽¹⁾

46.5 m²
501 ft²

Balconies and terraces

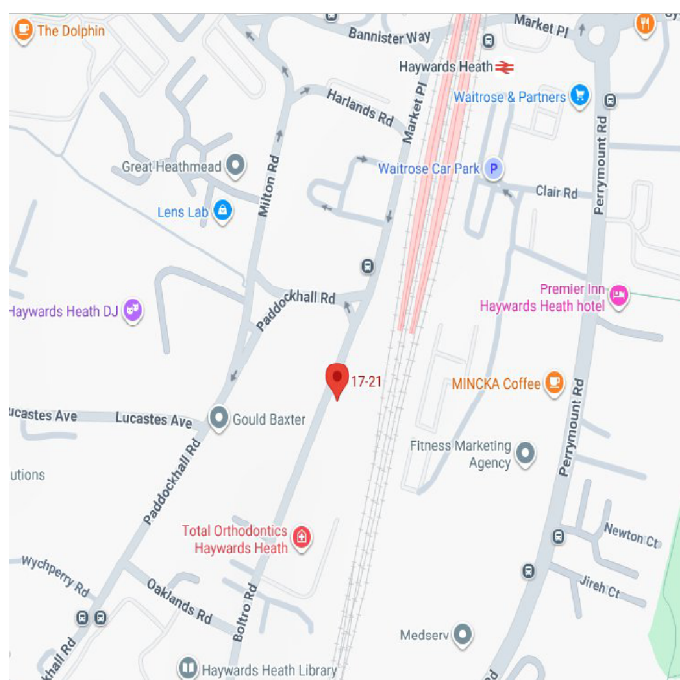
18.4 m²
198 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

01444 474447
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