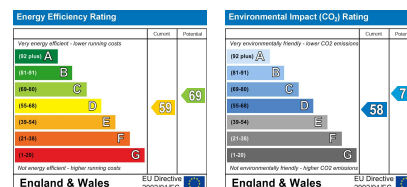




Approximate Gross Internal Area = 45.08 sq m / 485.23 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Flat 6 Abigail House Hazelgrove Road, Haywards Heath, West Sussex, RH16 3UR**

**Offers Over £190,000 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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Flat 6 Abigail House Hazelgrove Road, Haywards Heath, West Sussex, RH16 3UR

5 Things We Love...

- Beautifully refurbished throughout, including replacement windows, a full electrical rewire, upgraded gas central heating and stylish kitchen and bathroom.
- Impressive Victorian proportions, with two stunning bay windows, high ceilings, original cornicing and elegant period character.
- Spacious 663 sq ft layout, featuring a magnificent 16ft x 15ft living/dining room and generous double bedroom.
- Allocated parking space (No. 6) to the rear of the building, plus visitor parking and secure entry phone system.
- Chain free and perfectly positioned just moments from The Orchards shopping centre and approximately a 15-minute walk to Haywards Heath railway station.

Chain Free | Beautifully refurbished in recent years, this elegant first floor Victorian apartment perfectly blends period charm with contemporary style. Boasting a stunning 16ft sitting/dining room with high ceilings and bay window, a stylish refitted kitchen, generous double bedroom and luxurious bathroom, the property also benefits from an allocated parking space (Space No. 6) to the rear, secure entry phone system and an exceptional central location just moments from The Orchards shopping centre and approximately 15 minutes' walk from Haywards Heath railway station. An ideal first-time purchase, investment or lock-up-and-leave home.

**The Apartment...**  
Beautifully refurbished in recent years, this elegant first floor Victorian apartment effortlessly combines period character with contemporary style, creating a home ready to move straight into. Occupying a superb central position, the property enjoys impressive proportions, high ceilings and an abundance of natural light throughout.

The standout feature is undoubtedly is the Living/Dining Room (16'8" x 15'5"), where a beautiful large bay window, original decorative cornicing, feature fireplace and high ceilings create an exceptional space for both everyday living and entertaining. The generous proportions give the room a wonderful sense of grandeur whilst retaining a warm and welcoming feel. The Kitchen (10'2" x 8'7") has been stylishly refitted with shaker-style cabinetry, marble-effect worktops, metro tiled splashbacks, an integrated oven, induction hob and extractor, complemented by excellent storage and preparation space.

The Bedroom (15'7" x 12'5") is another wonderfully proportioned room, enjoying a second large bay window that fills the space with natural light. There is ample room for a king-size bed and additional furniture, whilst a useful storage cupboard houses the modern gas-fired combination boiler. Completing the accommodation is the beautifully appointed bathroom, finished with contemporary marble-effect tiling, a modern white suite and shower over the bath.

The current owner has sympathetically modernised the apartment over recent years, including the installation of replacement double glazed windows throughout, a complete electrical rewire, an upgraded gas central heating system with a modern combination boiler, together with a stylish refitted kitchen and bathroom, ensuring the property retains its Victorian charm whilst offering the comfort and efficiency expected of a modern home.

Further benefits include a secure entry phone system, an allocated parking space (No. 6) located to the rear of the building, visitor parking and access to superfast fibre broadband.



**The Location...**  
Abigail House occupies a superb central position between Hazelgrove Road and St Joseph's Way, placing everything Haywards Heath has to offer within easy walking distance. The Orchards Shopping Centre, including Marks & Spencer Foodhall, is just moments away, whilst The Broadway offers an excellent selection of cafés, restaurants, bars and coffee shops including WOLFOX Coffee Roasters, Côte Brasserie, Zizzi, PizzaExpress, Banana Tree and a variety of independent venues. Haywards Heath's mainline railway station is approximately a 15-minute walk, providing fast and regular services to London Victoria/London Bridge (from 47 minutes), Brighton (approximately 20 minutes) and Gatwick Airport (approximately 20 minutes), making this an excellent choice for commuters, first-time buyers and investors alike.

**The Finer Details...**  
Tenure: Leasehold  
Title Number: TBC  
Lease: 119 years from 23 April 2013 (approximately 105 years remaining)  
Ground Rent: Peppercorn  
Service Charge: Approximately £2,884.20 per annum, payable half-yearly (£1,442.10 every six months, inclusive of the ground rent demand)  
Managing Agents: TBC  
Allocated Parking: Space No. 6 (located at the rear of the building)  
Local Authority: Mid Sussex District Council  
Council Tax Band: B  
Broadband: Superfast Fibre available (up to 80Mbps download)

We believe this information to be correct but recommend intending purchasers verify all details prior to exchange of contracts.

