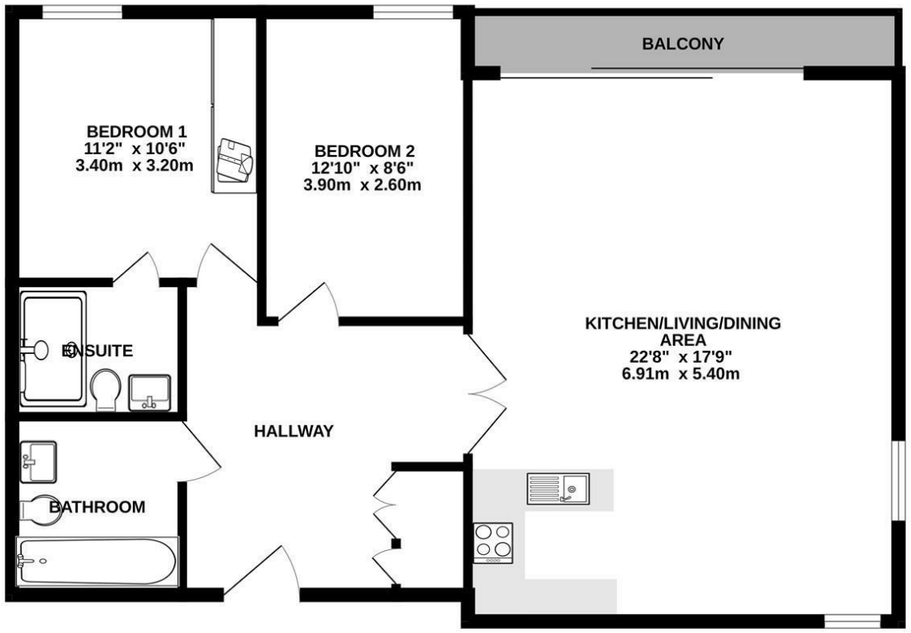
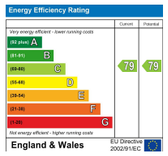
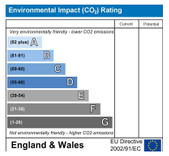
GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024





PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

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.

7 Beacon Heights 4 Church Road, Haywards Heath, RH16 3UU

Guide Price £300,000 Leasehold

PSPhomes

@psphomes
/psphomes
www.psphomes.co.uk

7 Beacon Heights 4 Church Road, Haywards Heath, RH16 3UU

Things We Love . . .

CHAIN FREE – Ready for a straightforward move.

Exceptional open-plan living – A generous 22'8" space for cooking, dining and relaxing.

Private balcony – A lovely spot to enjoy some fresh air.

Two double bedrooms – Including a principal bedroom with ensuite.

Prime town centre location – Shops, cafés and Haywards Heath station all within easy reach.

Guide Price £300,000 - £325,000

The Apartment . . .

Town centre apartments really don't come much better than this well-appointed home at the prestigious and multi-award-winning Beacon Heights, right in the heart of Haywards Heath. Built in 2017, this impressive apartment combines contemporary living with a superbly convenient location, complemented by a private balcony.

The heart of the home is the generous 22'8" x 17'9" open-plan kitchen/living/dining area, providing an excellent space for both relaxing and entertaining. The kitchen is neatly positioned to one side, creating a natural division between cooking and living areas, while doors open directly onto the balcony, providing a lovely connection between inside and out.

There are two well-proportioned bedrooms, with the principal bedroom measuring 11'2" x 10'6" and benefiting from its own ensuite shower room. Bedroom two measures 12'10" x 8'6", offering excellent flexibility as a guest bedroom, home office or additional living space. A separate bathroom serves the rest of the apartment.

The entrance hallway provides access to the principal rooms, together with useful built-in storage and a separate utility cupboard, helping to keep everyday living neatly organised. The apartment further benefits from double glazing and the convenience of lift access within the building.

Although the apartment does not have an allocated parking space, permit parking is available at nearby car parks. Beacon Heights enjoys a particularly convenient town centre position, with Haywards Heath's shops, cafés, restaurants and mainline railway station all within easy reach.

In our opinion, this apartment would make an excellent choice for a downsizer seeking a modern, low-maintenance home close to the town's amenities, a first-time buyer or someone looking for a secure UK base with excellent transport connections.

Location, Location, Location...

Beacon Heights sits on the junction of Church Road and St Wilfrid's Way in the heart of Haywards Heath. You are just 50m from the extensive shopping facilities on offer at The Orchards, including Marks & Spencers and Tesco Express Convenience Store. For a bite to eat or a drink you have The Broadway, which is the town's buzzing social centre offering WOLFOX coffee roasters (great for a brunch), Cote Brasserie, Zizzi, Pizza Express, Pascal Brasserie, Roccos Italian, La Campana Tapas and Banana Tree Pan Asian and a range of other independent bars including Lockhart Tavern Gastropub (with superb Sunday Roasts) and the longstanding Orange Square Bar. Haywards Heath's mainline station provides fast & regular commuter services to London (Victoria/London Bridge in 47mins), Brighton (20 mins) and Gatwick International Airport (20 mins)

The Finer Details...

Tenure: Leasehold
Lease: 150 years from 01.01. 2017
Ground Rent: £350 per year with reviews every 10 years in line with the RPI – next review 31.12.2026
Service Charge: £700 every six months
Managing Agents: Remus
Local Authority: Mid Sussex District
Council Tax Band: D
Broadband Speed: Up to Ultrafast (910 mbps download)

We believe this information to be correct but recommend intending buyers check details personally.