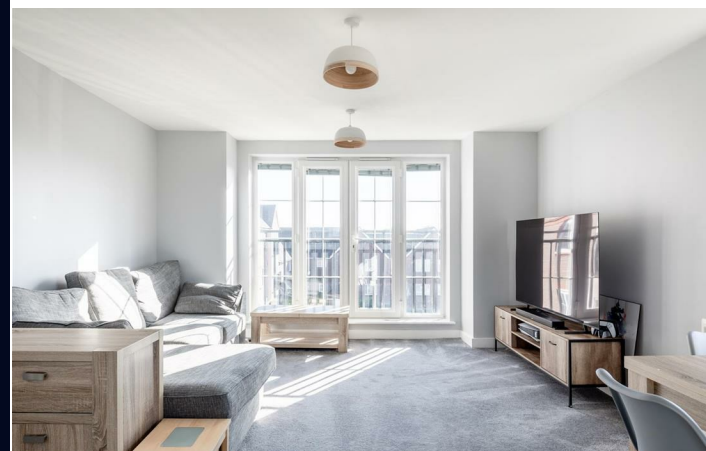
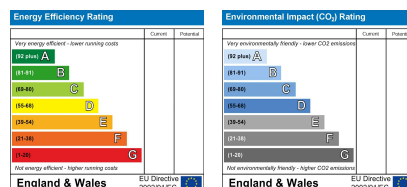


**Approx. Gross Internal Floor Area 700 sq. ft / 65.10 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**51 Highbank, Haywards Heath, RH16 4TT**

**Offers In Excess Of £220,000 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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## 51 Highbank, Haywards Heath, RH16 4TT

Spacious, Modern Apartment: Two-bedroom apartment in Village Heights, Bolnore Village, built in 2005 by Crest Nicholson, combining modern design with a peaceful, leafy outlook.

Open-Plan Living: Bright kitchen/reception/dining area with dual-aspect windows, Juliette balcony, and updated kitchen with integrated appliances (oven, gas hob, extractor, dishwasher).

Comfortable Bedrooms & Bathrooms: Principal bedroom with fitted wardrobes and en-suite shower; second bedroom served by a modern family bathroom.

Additional Features: Gas central heating, double glazing, high-quality carpets, neutral décor, allocated parking, visitors' parking, and long lease (125 years from 2005).

Prime Location: Close to local amenities, schools, countryside walks, Haywards Heath station (London ~47 min), and excellent road connections (A272, A23(M)), plus access to shopping, leisure, and community hubs.

### The Apartment...

A beautifully bright and spacious two-bedroom apartment set within the desirable Village Heights development, on the southern edge of sought-after Bolnore Village. Built by Crest Nicholson in 2005, this superb home combines modern design with a peaceful, leafy outlook, offering the perfect blend of comfort, style, and convenience.

The standout open-plan kitchen/reception/dining room is wonderfully light, with dual-aspect windows and a charming Juliette balcony that invites the outdoors in. There's ample space for both relaxing and entertaining, and the updated kitchen, fitted with contemporary units and integrated appliances including oven, gas hob, extractor, and dishwasher, makes everyday living a pleasure.

Both bedrooms are generous doubles, with the principal bedroom featuring fitted wardrobes and a sleek en-suite shower room. The second bedroom is well-served by a modern family bathroom, ideal for guests or family.

Additional highlights include gas-fired central heating, double glazing, high-quality carpets, and stylish neutral

### The Location...

Highbank enjoys a prime position within Bolnore Village, a friendly and well-connected community on the edge of Haywards Heath. The nearby Village Square offers local amenities including a Co-op store, the highly regarded Bolnore Village Primary School, and regular bus services. The recently opened Woodside community hub hosts a range of clubs, fitness classes, and social events — perfect for those wanting to feel part of the village life.



Beautiful countryside walks and bridleways link directly into Haywards Heath town centre and the mainline station, providing fast, direct connections to London (approx. 47 minutes), Brighton, and Gatwick Airport. Families are also well-served by the catchment for Warden Park Secondary School in nearby Cuckfield, with a convenient school bus service.

By car, access to surrounding areas is excellent via the A272 and A23(M), while Haywards Heath offers an excellent range of shopping and leisure options including The Orchards Shopping Centre, The Broadway, and major supermarkets Waitrose and Sainsbury's.

### Information

Tenure: Leasehold

Lease: 125 years from 2005

Ground Rent: £150 p/a

Service Charge: £2136 p/a

Managing Agents: Pembroke Property Management T: 0333 3442100 E: support@pembrokepm.co.uk

We believe the above information to be correct but recommend intending purchasers check details before proceeding to exchange

