



**Connells**

Woodcote House Updown Hill  
Haywards Heath

# Woodcote House Updown Hill Haywards Heath RH16 4GQ

for sale guide price  
**£250,000**



## Property Description

This stylish two-bedroom apartment boasts two good sized bedrooms and a bright and airy open plan kitchen/dining/living space with a west facing Juliette balcony. Presented to a high standard throughout, the spacious hallway benefits from built in storage.

The impressive principle bedroom enjoys the convenience and privacy of a large ensuite shower room and fitted wardrobes, whilst the second bedroom is served by a modern family bathroom complete with bath and shower attachment. The kitchen incorporates an integrated oven, hob, washing machine and fridge/freezer, plus the recent addition of a useful breakfast bar.

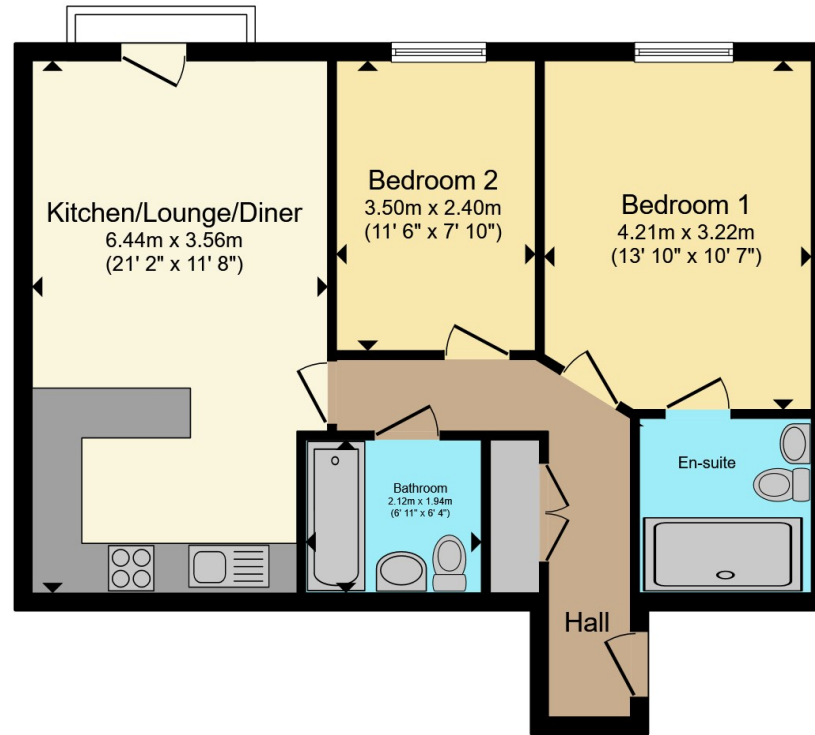
To the outside, the property benefits from allocated under cover parking via electric gated access and enjoys a prime position in Bolnore Village, with easy access to local shops, surrounding countryside and is within walking distance of the town centre and mainline station with frequent, direct services to London.











Total floor area 61.7 m<sup>2</sup> (664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01444 441 441**  
**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
 HAYWARDS HEATH RH16 4LY

EPC Rating: C Council Tax  
 Band: D

Service Charge:  
 2300.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405690](http://connells.co.uk/Property/HAY405690)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HAY405690 - 0002