



HAMLYN SMITH

GUIDE PRICE £280,000 - £290,000

PADDOCKHALL ROAD, HAYWARDS HEATH

2 BEDROOMS

1 RECEPTION ROOMS

1 BATHROOM

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A deceptively spacious and well-presented 2-double bedroom apartment, in the highly regarded Winnals Park development, with the benefit of dual-aspect views, share of freehold, balcony, communal gardens, garage en bloc, no work required and a central location to Haywards Heath mainline train station and town centre.

- Share of Freehold
- 2-Double Bedroom Top Floor Apartment
- Good Condition & Well-Maintained
- Balcony off Living Room Area
- Garage en bloc & Parking Bays
- Private, Gated Development
- Landscaped Communal Gardens
- Potential Rental Income of £1,500pcm
- Council Tax Band C & EPC Rating C



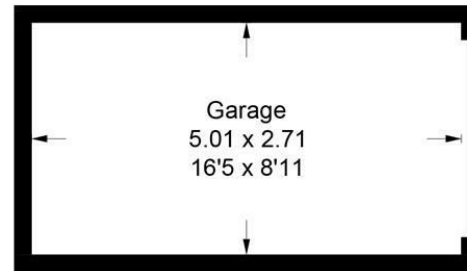
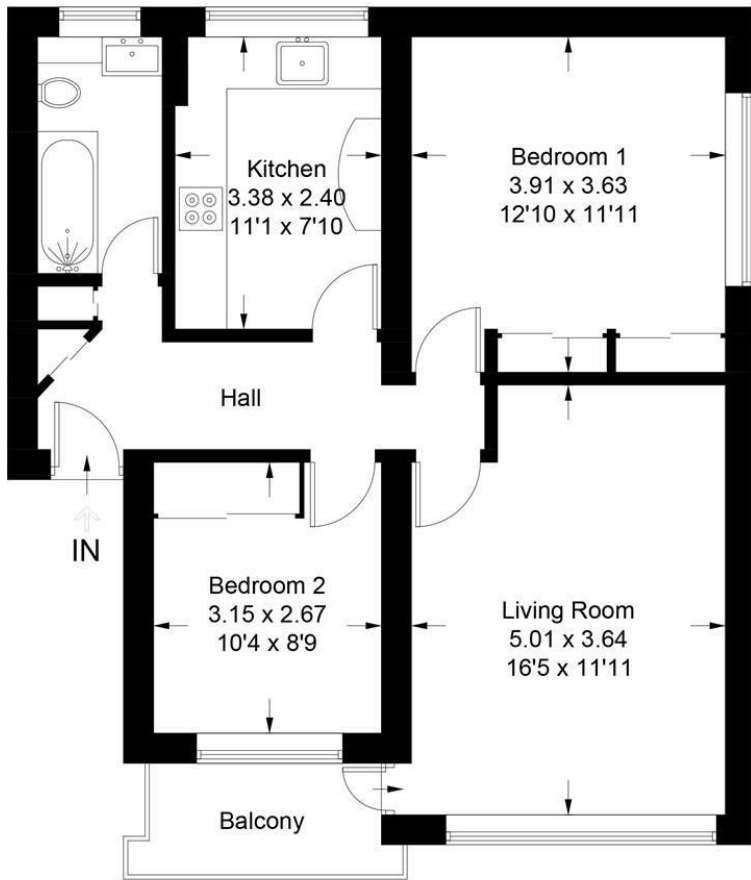


Shelley Court

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 77.6 sq m / 835 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1311267)

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Situated within the highly sought-after gated development of Winnals Park, this beautifully presented top-floor apartment offers bright, spacious accommodation, a private balcony overlooking attractive communal gardens, and the rare benefit of a private garage, all within a short walk of Haywards Heath railway station.

Accessed via well-maintained communal hallways, the apartment occupies an enviable top-floor position and enjoys wonderful dual-aspect views across mature trees and landscaped grounds, creating a light and airy feel throughout. The accommodation is arranged around a welcoming entrance hall, complete with useful storage for coats and shoes, with doors leading to all principal rooms. The modern bathroom is fitted with a white suite comprising a bath with shower over, vanity unit with storage, WC, full tiling and the added benefit of a window for natural light and ventilation.

The separate kitchen is stylishly appointed with a range of white gloss fitted units and appliances, including a dishwasher, washer/dryer, gas hob and oven, as well as a freestanding fridge freezer. A breakfast bar provides a practical and sociable space, ideal for everyday living and entertaining. The spacious living room is a particular highlight, featuring a large picture window overlooking the communal gardens and direct access to a private balcony, providing the perfect spot to relax and enjoy the peaceful surroundings. There are two generously sized double bedrooms, both benefiting from fitted wardrobes, offering excellent storage and flexibility for a variety of buyers.

Further benefits include gas central heating, double glazing throughout, a private garage, ample visitor parking, secure entry phone system, beautifully maintained communal gardens and the added peace of mind of a gated entrance. The property is also offered with a share of the freehold.

Winnals Park enjoys a particularly convenient location, within easy walking distance of Haywards Heath mainline railway station, offering fast and frequent services to London Victoria and London Bridge in approximately 42-45 minutes. The Dolphin Leisure Centre, Sainsbury's and Waitrose are all close by, while the town centre and The Broadway provide an excellent selection of shops, cafés, bars and restaurants.

The property would make an ideal first-time purchase, downsizer's home, lock-up-and-leave apartment or buy-to-let investment, with an estimated rental income of approximately £1,500 per calendar month.

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