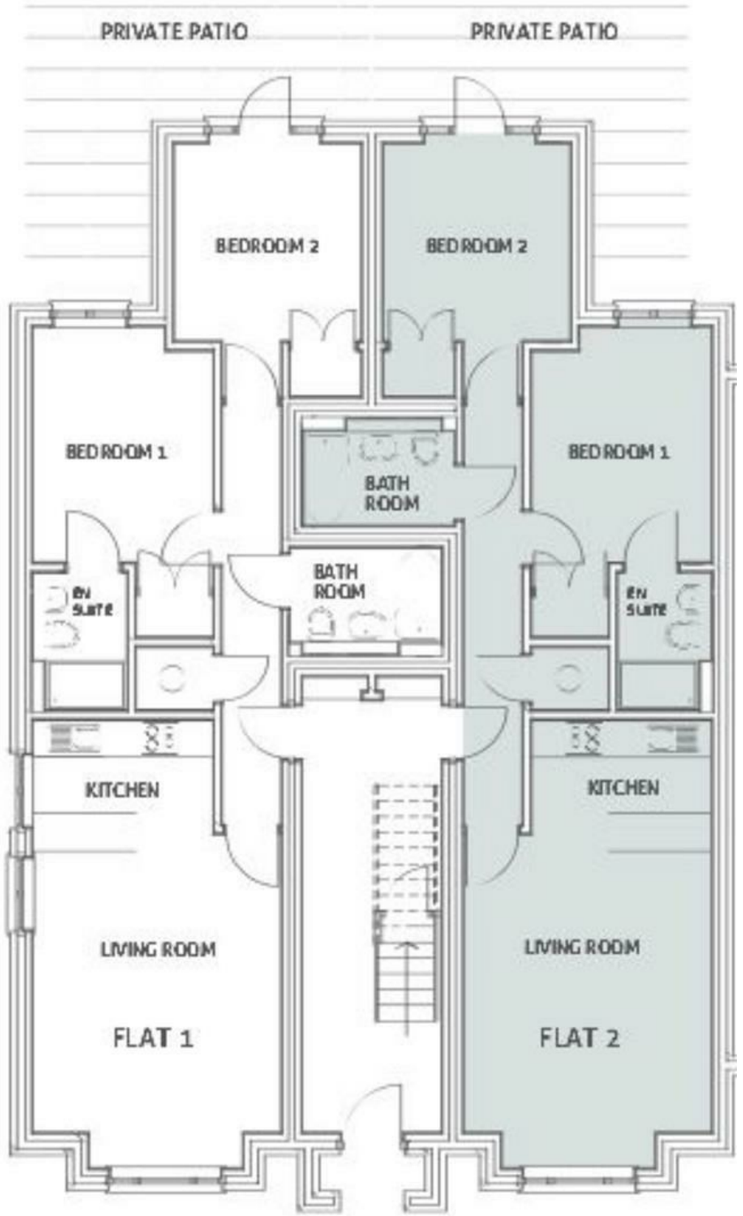

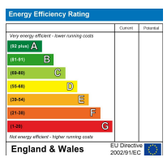

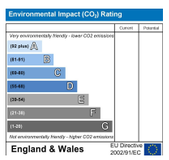

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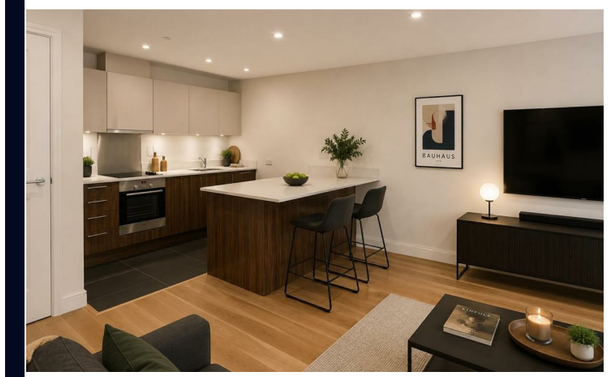
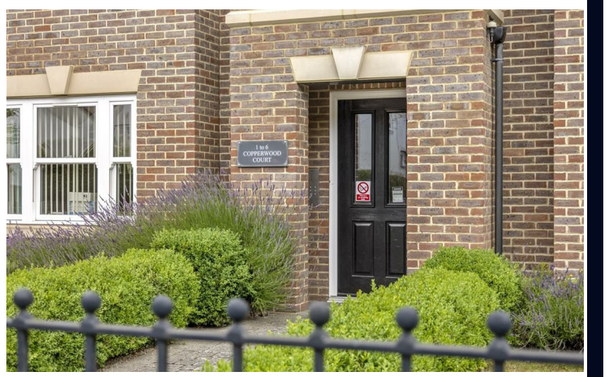
Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.





2 Copperwood Court, 51 Sydney Road, Haywards Heath, West Sussex, RH16 1QD

Guide Price £300,000 Leasehold

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2 Copperwood Court, 51 Sydney Road, Haywards Heath, West Sussex, RH16 1QD

Things We Love About This Home

Private Patio Garden – A rare feature for a modern apartment, offering valuable outdoor space with direct access from Bedroom 2, perfect for morning coffee, entertaining or home-working breaks.

Impressive 23ft Open-Plan Living Space – The spacious living/kitchen area is bright, sociable and ideal for modern lifestyles, with plenty of room for both relaxing and entertaining.

Station-Friendly Location – Just a short walk from Haywards Heath's mainline station, with fast services to London, Brighton and Gatwick Airport.

High-Spec Modern Finish – Built in 2013 with a sleek contemporary kitchen, integrated appliances, two bath/shower rooms and ultrafast fibre broadband available.

Chain-Free & Move-In Ready – With no onward chain, allocated parking and a long 999-year lease, this is a straightforward purchase whether you're a first-time buyer, downsizer or investor.

Guide Price £300,000 - £325,000

Garden Flat...

If you're looking for a modern, high-specification apartment with private outdoor space and excellent access to Haywards Heath's mainline station, look no further than this superb ground floor home in Copperwood Court. Offering over 725 sq ft of stylish accommodation, the apartment features a spacious open-plan living area, two double bedrooms, two bath/shower rooms, a private patio garden, allocated parking and the remainder of a 999-year lease. With no onward chain, a swift move is possible.

Welcome Home...

Built in 2013 by the reputable Copperwood Developments, this beautifully presented ground floor apartment combines contemporary design with everyday practicality. Positioned just moments from Haywards Heath's mainline station, it offers fast and regular services to London Victoria and London Bridge, Brighton and Gatwick Airport, making it ideal for commuters, frequent travellers and those seeking a convenient Sussex base.

Location

At the heart of the home is the impressive open-plan living/kitchen space extending to over 23ft in length. Bathed in natural light from a wide bay-style window, the room offers ample space for both relaxing and entertaining, with clearly defined sitting, dining and kitchen areas. The contemporary kitchen is fitted with a range of integrated appliances including a Bosch oven and ceramic hob with extractor hood, Zanussi washer/dryer, dishwasher, fridge and freezer. A breakfast bar peninsula provides additional workspace and casual dining, making it perfect for busy mornings or social gatherings.

There are two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room, while the second bedroom also includes fitted storage and enjoys direct access via French doors to the apartment's private patio garden, a particularly rare and valuable feature for a modern apartment. This versatile room could equally serve as a guest bedroom, home office or additional reception space..

Outside, the private patio provides an attractive and low-maintenance outdoor retreat, ideal for morning coffee, al fresco dining or simply enjoying some fresh air. The apartment also benefits from an allocated parking space.

The property is exceptionally well suited to modern living, with access to ultrafast fibre broadband offering download speeds of up to 900 Mbps, making it ideal for home working.

Whether you're a first-time buyer, downsizer, investor or someone seeking a convenient lock-up-and-leave property close to transport links, this apartment offers an outstanding combination of location, specification and lifestyle benefits.

The property is offered to the market with no onward chain.

The Location...

Sydney Road is an established residential road characterised by attractive Victorian, Edwardian and 1930s homes, enjoying a highly convenient position close to Haywards Heath's mainline railway station. Regular services provide excellent links to London, Brighton and Gatwick Airport, making the location particularly popular with commuters. A Waitrose superstore with café and wine bar is within easy walking distance, whilst further amenities include a convenience store, Sainsbury's superstore and the Dolphin Leisure Centre. The A272 and A23(M) provide excellent road connections to surrounding towns and cities. The property falls within the catchment area for the highly regarded Blackthorns Primary School and Oathall Community College. A number of respected independent schools are also nearby, including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill Girls.

The Finer Details...

Tenure: Leasehold

Lease: Remainder of 999-year lease commencing January 2013

Service Charge: £993.45 PA

Ground Rent: £300 per annum (reviewed every 10 years)

Title Number: WSX359990

Parking Space: Space 2

Local Authority: Mid Sussex District Council

Council Tax Band: C

Services: Mains drainage, water and electricity

Broadband: Ultrafast fibre available (up to 910 Mbps download)

We believe the above information to be correct and it is provided in good faith but cannot be guaranteed.

Virtually Staged Images...

Certain photographs have been digitally enhanced with virtual furniture and décor to illustrate the property's potential. Actual room sizes, layout, fixtures, and finishes remain unchanged.