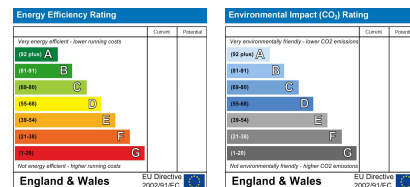


**First Floor**  
**Approx. Gross Internal Floor Area 690 sq. ft / 64.07 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**8 Hazelgrove Gardens, Haywards Heath, RH16 3DY**

**Guide Price £240,000 Freehold**

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 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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## 8 Hazelgrove Gardens, Haywards Heath, RH16 3DY

- First floor apartment with private entrance
- Freehold – no service charge or ground rent
- Large private landscaped garden
- Two good size double bedrooms
- Close to town centre and approximately 20 minute walk to the station

**Guide Price £240,000 - £260,000**

### First Floor Apartment...

A spacious two bedroom first floor apartment with its own private entrance and garden, forming part of an attractive Neo-Regency style building dating from the 1950s and ideally positioned close to the centre of Haywards Heath. Unusually for an apartment, the property is freehold, meaning there are no service charges, no ground rent and no management fees, providing a level of independence rarely found with flats.

Accessed via its own private front door, stairs rise to the first floor where the accommodation opens into a central hallway connecting each room. The living room is particularly generous in size at over 17ft, enjoying a bright double window to the front and centred around a feature fireplace, creating a comfortable and welcoming main reception space. The kitchen is well arranged with a range of fitted units and ample worktop space, positioned to the rear of the apartment.

There are two well-proportioned bedrooms, both comfortable doubles. The principal bedroom enjoys a peaceful outlook to the rear while the second bedroom offers flexibility as a guest room, home office or dining room. The accommodation is completed by a modern shower room with walk-in shower enclosure.

Further features include double glazing, gas fired central heating and excellent natural light throughout.

### Outside...

A particularly appealing feature of the property is the generous private rear garden, which is unusually large for an apartment and beautifully established. The garden is predominantly laid to lawn with mature planting beds, shrubs and small trees, creating a colourful and well-structured setting through the seasons. At the centre sits a circular landscaped feature with a stone bird bath, giving the garden a charming focal point. The space offers plenty of room for seating, planting and outdoor enjoyment, while established hedging and borders provide a good degree of privacy and greenery. To the rear of the garden there is a timber garden shed and space for bin storage, with fencing enclosing the boundaries.



The front lawned area also forms part of the freehold ownership, and the gardens are currently maintained by a contractor jointly arranged by neighbouring owners.

### The Location...

Hazelgrove Road is conveniently positioned close to Haywards Heath town centre, within easy walking distance of the Orchards Shopping Centre and South Road, which offer a wide range of shops, cafés and everyday amenities.

Haywards Heath mainline railway station lies approximately a 20 minute walk away, providing fast and regular services to London Bridge and London Victoria in around 45 minutes, along with Thameslink connections to London, Gatwick and Brighton.

The surrounding area offers a wealth of countryside and nearby beauty spots including Ardingly Reservoir, Nymans Gardens and Wakehurst Place.

### The Specifics...

Title Number: TBC

Tenure: Freehold

Local Authority: Mid-Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast (up to 1000mbps)

Services: Mains gas, water, drainage & electricity (none tested)

### Freehold Information

Hazelgrove Gardens is one of only 7 blocks of outright freehold flats in Haywards Heath - for anyone wanting a mortgage, they will need to contact RBS/Natwest banks as they are the only open-minded banks that grant mortgages on freehold flats.

