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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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**13 The Oaks, Paddockhall Road, Haywards Heath, RH16 1HL**

**Guide Price £500,000 Leasehold**

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## 13 The Oaks, Paddockhall Road, Haywards Heath, RH16 1HL

Guide Price £500,000 - £550,000

### What we like...

- \* Exceptional lateral living of over 1,300 sq ft.
- \* Stunning 32ft open plan living/kitchen space.
- \* High spec, quality finishes throughout.
- \* Lift service and high degree of security - perfect downsize or "lock up & leave"
- \* Great location to Haywards Heath station and town centre.

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Offers invited within this guide.

### The Penthouse

This could be the finest purpose built penthouse in Haywards Heath. If you're looking for an expansive, high spec home that offers security, high spec finishes and expansive accommodation in a prime location for Haywards Heath's mainline station then look no further.

Built in 2019 by Messrs, White Oak Developments and meticulously maintained since, this exceptional penthouse apartment offers impressively spacious accommodation of over 1,300 sq ft that is ready made for entertaining and offers the very best in terms of lateral living.

### Let Me Entertain You

The heart of the home is, without doubt, the exceptional 32ft x 23ft open plan living room/kitchen. There is plenty of space for generous sitting and dining areas and the room enjoys the most delightful westerly rooftop views towards Blunts Wood and is bathed in a natural light throughout the day with four skylights and a dual aspect.

The "Leicht" German kitchen is as sleek as it is stylish with handleless units sitting under quartz counters. It is fully equipped with high spec Siemens appliances including gas hob, electric oven, dishwasher, fridge/freezer and washer/dryer.

Amtico flooring flows through into the generous entrance hall which leads to each of the three double bedrooms.

### Off to Bed

The principal suite is superb, with its own contemporary ensuite shower room and walk-in dressing room in the 'turret'.

The second bedroom also has fitted wardrobe space, whilst the third bedrooms gives flexibility, not often available in smaller apartments, to be used as an office or snug.

These bedrooms are served by the main, modern bathroom with porcelain tiling.

Being a recent build, the apartment offers plenty of energy efficiency with high levels of insulation, high performance double glazing and thermostatic gas central heating. For those who work from home or like to stream there is access to an Ultrafast fibre broadband connection.



The communal areas are beautifully maintained and the apartment has a secure video entry system. There is a lift service from all floors too. Outside is an allocated parking space.

### N B

In our opinion, this is the perfect property for a downsizer who wants a quality, secure home that offers a convenient location for all of Haywards Heath's amenities including the station, town centre and Waitrose. Viewing considered essential to appreciate the quality on offer.

### A Prime Location

The Oaks is an exclusive development of just fourteen luxury apartments on Paddockhall Road, less than a half-mile from Haywards Heath mainline station with its fast and regular services to London (London Bridge/Victoria in approx 47 mins), Gatwick International Airport and Brighton. Both Waitrose and Sainsbury's superstores are within easy walking distance whilst Haywards Heath town centre is a half-mile distant and provides extensive range of shops at The Orchards. The Broadway, which is the town's social centre offers an excellent selection of cafés, restaurants, bars and pubs including Cote Brasserie, Pizza Express, Wolfson Coffee Roasters, Orange Square and Lockhart Tavern (which serve brilliant Sunday Lunches). The town's leisure facilities include the Dolphin Leisure Centre. Surrounding towns and cities can be accessed via the A272 or A23(M) with the latter lying approximately five miles west of the town at Warninglid.

### The Specifics

Tenure: Leasehold

Lease: 125 years from 2019

Service Charge: £1,300 p.a.

Ground Rent: £250 pa.

Managing Agents: Jonathan Rolls, 244 Eastern Rd, Kemptown, Brighton BN2 5TA

Local Authority: Mid Sussex District Council

Council Tax Band: C

NB - we believe this information to be correct but recommend checking personally before exchange of contracts..

