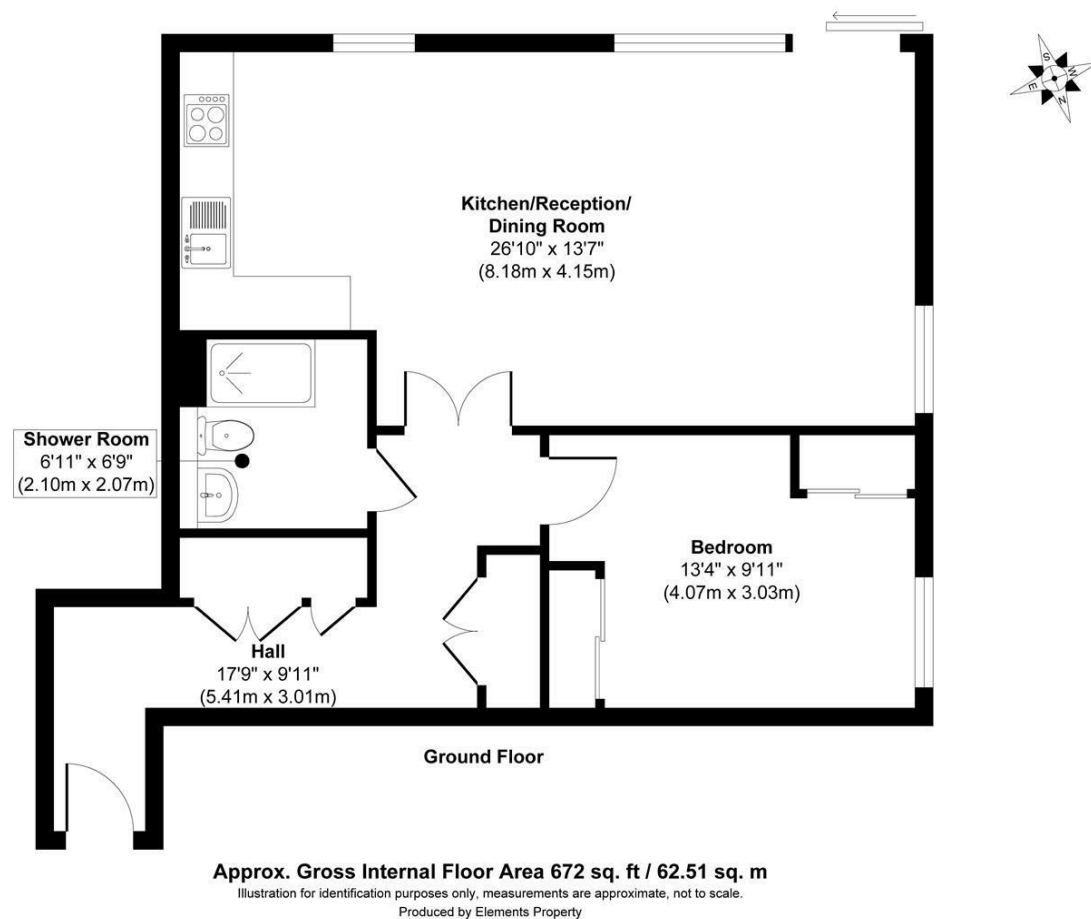


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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers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



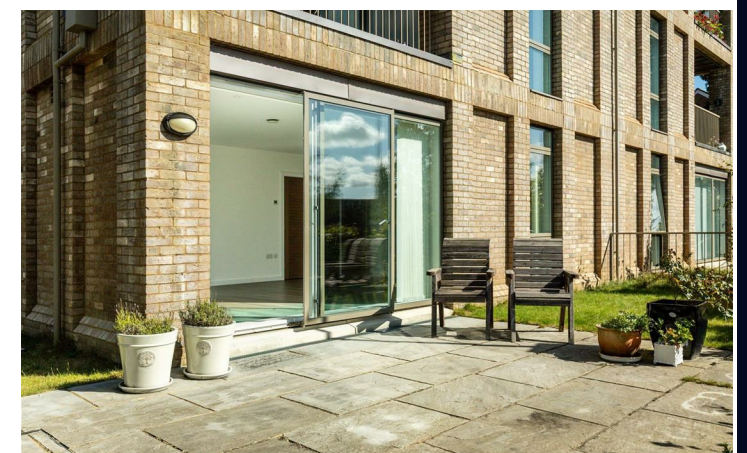
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PSP HOMES
SOUTH ENGLAND
(OVERALL)



5 Beacon Heights Church Road, Haywards Heath, RH16 3UU

Guide Price £300,000 Leasehold

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5 Beacon Heights Church Road, Haywards Heath, RH16 3UU

What we love...

Prime town centre location, walking distance to station & The Broadway

Private terrace with access to sunny communal gardens

672 sq ft with 26ft open-plan living/dining/kitchen space

Double bedroom with two fitted wardrobes & modern bathroom

Underfloor heating, video entry system & 10-year warranty balance

Guide Price £300,000 - £315,000

The Apartment...

Town centre apartments really don't come much better than this exceptional one-bedroom ground floor GARDEN flat at the prestigious and multi-award winning Beacon Heights, in the very heart of Haywards Heath. The location is outstanding — just a short walk to Haywards Heath station, providing fast connections to London and the South Coast, as well as The Broadway with its excellent range of shops, cafés, restaurants and bars.

Built in 2017, this luxury apartment enjoys one of the best positions in the block, away from passing traffic and pedestrians. A particular feature is the direct access out onto a private terrace with communal gardens beyond, bathed in sunlight thanks to its southerly aspect and offering glimpses of the South Downs. The terrace is the perfect spot for 'al-fresco' dining and a glass of chilled wine. Apartments with this style of private outside space are rarely available in modern town centre developments.

Internally, the apartment offers 672 sq ft of stylish accommodation with a contemporary high-specification finish. You'll be struck by the high ceilings that create a real sense of space. The impressive 26ft open plan living/dining/kitchen room is, without doubt, the hub of the home and a fantastic space for both relaxing and entertaining. Large sliding doors open directly onto the terrace, beautifully blending inside and outside living during the summer months.

The Paula Rosa designer kitchen is neatly positioned in the corner and features opulent natural stone worktops with a range of integrated appliances including oven, microwave, dishwasher, induction hob and fridge/freezer.

The bedroom is generously proportioned, complete with two sets of fitted wardrobes, while the stylish, fully tiled bathroom is finished to a high standard. Off the hallway you'll also find two storage cupboards, providing useful space for coats, cleaning equipment and other essentials.

The apartment enjoys underfloor heating throughout, high-performance double glazing and a touch-screen video entry system.

Outside, residents have the use of a bike store, and the property also benefits from the remainder of a 10-year new homes warranty, giving you total peace of mind.

In our opinion, this apartment would be perfect for a downsizer who wants to be close to the amenities of the town centre, someone looking for a secure UK bolt-hole, or a stylish first-time purchase.



Location, Location, Location...

Beacon Heights enjoys a prime location at the junction of Church Road and St Wilfrid's Way, right in the heart of Haywards Heath. Just 50 metres away, you'll find the wide range of shops at The Orchards, including Marks & Spencer and Tesco Express.

For dining and socialising, The Broadway is the town's vibrant hub, offering everything from WOLFOX coffee roasters (perfect for brunch) to well-known restaurants such as Côte Brasserie, Zizzi, Pizza Express, Pascal Brasserie, Roccas Italian, La Campana Tapas, and Banana Tree Pan Asian. You'll also discover a variety of independent bars, including the award-winning Lockhart Tavern gastropub (famous for its Sunday roasts) and the popular Orange Square Bar.

Haywards Heath mainline station is close by, providing fast and frequent services to London Victoria and London Bridge (around 47 minutes), Brighton (20 minutes), and Gatwick International Airport (20 minutes).

The Finer Details...

Tenure: Leasehold
Title Number: TBC
Lease: 150 years from 01.01. 2017
Ground Rent: £350 per year with reviews every 10 years in line with the RPI – next review 31.12.2026
Service Charge: CIRCA £1,100 (Paid yearly)
Building Insurance: £535 (Paid yearly)
Managing Agents: Remus
Local Authority: Mid Sussex District
Council Tax Band: D
Broadband Speed: Up to Ultrafast (910 mbps download)

We believe this information to be correct but recommend intending buyers check details personally

Awards...

Winner: Large Residential Schemes (Brownfield) Award - Mid Sussex Design Awards 2018

Winner: The People's Choice Award - Mid Sussex Design Awards 2018

Winner: Large Scale Residential – Sussex Heritage Trust Awards 2018

