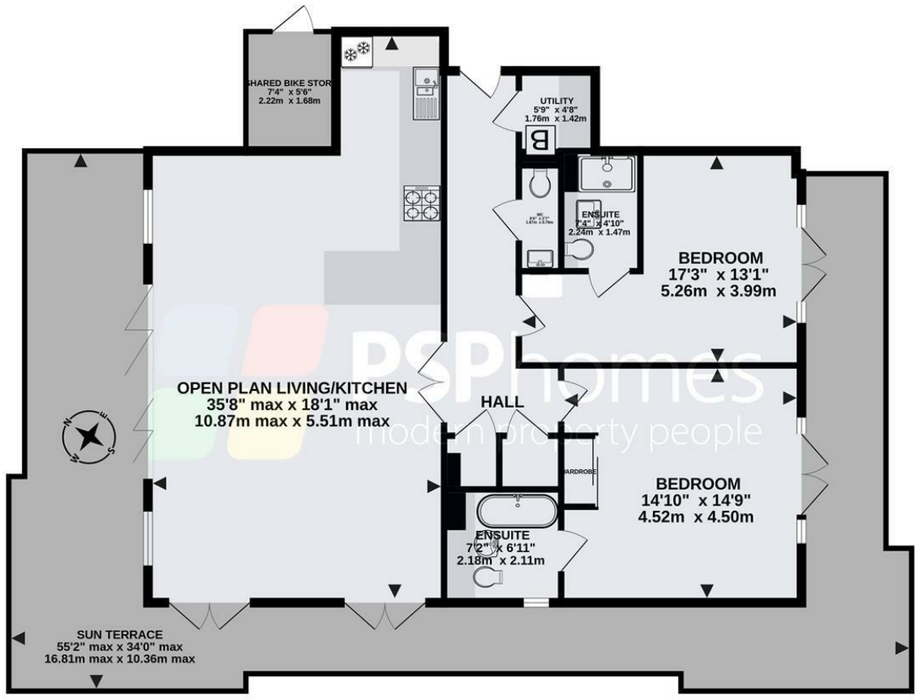
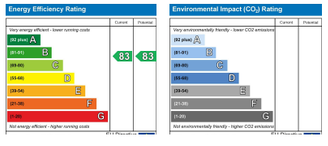
THIRD (TOP) FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA : 1212sq.ft. (112.6 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
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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.







14 Henmead House, Renfields, Bolnore Village, Haywards Heath, RH16 4WJ

Guide Price £400,000 Leasehold

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14 Henmead House, Renfields, Bolnore Village, Haywards Heath, RH16 4WJ

GUIDE PRICE £400,000 - £425,000

What we like...

* Exceptional penthouse apartment with over 1,200 sq ft - perfect for entertaining!

* 55ft x 33ft (max) wrap around terrace providing excellent private outside space & great views.

* Wow-factor 35ft open plan living space with bi-folds onto terrace.

* En-suites to both bedrooms, separate guest WC and a utility room with a washer/dryer.

* Lift service, undercover parking and just a mile to Haywards Heath Station (15 mins on foot).

GUIDE PRICE £400,000 - £425,000

The Penthouse...
Embrace penthouse living with this exceptional roof top apartment that boasts its own private 55ft x 33ft wrap around terrace and contemporary open plan living at the heart of the design.

This penthouse is, in our opinion, the best position in the area with glorious open views over woodland. The accommodation extends to an impressive 1,200 sq ft and is made for entertaining, particularly with the bi-fold doors that allow the party to spill out on to the terrace. The main living space extends to a huge 35ft with plenty of space for sitting and dining areas whilst the kitchen itself is sleek & stylish. There is also a range of integrated appliances including oven, gas hob, dishwasher and fridge/freezer. The washing/dryer is nicely hidden away in the separate utility.

The main bedroom is an excellent size with fitted wardrobe, its own en-suite bathroom and 'French' doors that open on to the west side of the terrace. The second bedroom is also a good size double room and enjoys a modern en-suite shower room.

There is also a separate cloakroom for guests and two useful storage cupboards in the hallway.

Further attributes include gas fired central heating, secure telephone entry system, lift service from your covered allocated parking space and neutral décor.

Tremendous Terrace...
Stepping outside, the wrap around terrace is a superb feature rarely found with apartments in Haywards Heath. It provides brilliant space for al-fresco dining or a morning coffee. The southerly views over ancient woodland are glorious. Being top floor means you are totally secure and can enjoy airy, breezy living during the summer months.

This superb apartment would suit a range of purchasers including downsizers, professional commuters or those looking for a secure UK bolt hole.



The Location...
Henmead House lies off of Renfields, which forms part of the latest phase of the popular 'Bolnore Village', situated to the northern part of the development, within 15-20 mins walking distance of the town centre & station (Google Maps). One particular benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Wealden Way/Oakwood Road or Bolnore Road and provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The Finer Details...
Tenure: Leasehold
Title Numbers: WSX342492/WSX265218
Lease: 125 years from Jan 1st 2015
Service Charge: £854.92 six monthly
Bolnore Village Estate Charge Contribution: £221.25 six monthy
Building Insurance Contribution: £850 P.A.
Ground Rent: £300 p.a. (Reviewed every 10 years)
Managing Agents: Pembroke Property Management
Local Authority: Mid Sussex District Council
Council Tax Band: D

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



