



Approx. Gross Internal Floor Area 981 sq. ft / 91.18 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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VIEWING BY APPOINTMENT WITH PSP HOMES
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BRITISH PROPERTY AWARDS
 2022
 ★★★★★
GOLD WINNER
 PSP HOMES
 SOUTH ENGLAND
 (OVERALL)



Flat 42, Harlands House Harlands Road, Haywards Heath, RH16 1LA

Guide Price £310,000 Leasehold

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What we love...

Penthouse apartment approaching 1,000 sq ft with generous, well-designed layout

Two double bedrooms, two bathrooms plus separate study/occasional bedroom

Impressive open-plan living space with dual aspect and private balconies

Prime location moments from Haywards Heath station

Fast connections to London, Brighton and Gatwick Airport

Guide Price £310,000 - £340,000

Welcome Home...

If you're looking for something a little different from the norm, this impressive penthouse apartment offers generous proportions, excellent natural light and a layout that feels both stylish and highly functional. Positioned on the top floor and extending to just under 1,000 sq ft, the apartment enjoys a sense of space that is rarely found in modern apartments, with a superb open-plan living area forming the heart of the home.

The kitchen/dining/reception space is particularly striking, measuring over 25ft and designed with modern living in mind. There is ample room for clearly defined sitting and dining areas, while the kitchen is fitted with a range of contemporary units and integrated appliances. The dual aspect and elevated position allow natural light to pour in throughout the day, enhancing the overall feeling of space. Doors open onto a private balcony, providing the perfect spot for morning coffee or evening drinks, while a second balcony adds further outside space, a real rarity for apartments of this size.

Both bedrooms are excellent doubles, positioned to offer privacy and flexibility. The principal bedroom is particularly generous, complete with fitted wardrobes, its own en-suite shower room and access to a private balcony. The second bedroom has been thoughtfully subdivided by the current owners to create a study and occasional bedroom area (without formal consent), offering excellent flexibility for modern living, particularly for those working from home or needing adaptable space. A contemporary family bathroom completes the accommodation.

Further attributes include excellent storage, a wider-than-average hallway, gas heating, double-glazed windows and neutral décor, along with a secure entry phone system. The building itself is accessed via a secure entry system, with both staircase and lift service rising to the fourth floor.

The allocated parking space (No. 42) is positioned within a car park accessed via an automatic gate, being the second space on the left, providing both convenience and added security.

The property is offered for sale with no onward chain and vacant possession, allowing for a straightforward and swift move.



The Lifestyle...

This is a location that genuinely elevates day-to-day living, offering the perfect balance between connectivity, convenience and lifestyle. With Haywards Heath's mainline station just moments away, you can be in London Victoria or London Bridge in around 45 minutes, making it an ideal base for commuters who want to enjoy more space without sacrificing accessibility. Equally, Brighton is within easy reach at around 20 minutes, opening up a completely different pace of life — from its vibrant seafront and independent shops to its ever-popular restaurants, bars and nightlife.

For those who travel regularly, Gatwick Airport is also within around 15 minutes, making both business trips and weekend escapes effortlessly convenient.

Closer to home, Haywards Heath continues to grow in popularity, offering a selection of cafés, restaurants and leisure facilities, meaning you don't need to venture far for everyday enjoyment. The combination of local convenience with fast access to both city and coast is what makes this location so consistently in demand.

Whether it's commuting into London, evenings out in Brighton or simply enjoying the ease of having everything close at hand, this is a setting that works just as well during the week as it does at the weekend.

The Finer Details...

Tenure: Leasehold

Lease: 125 years from 1st January 2002

Ground Rent: £300 p/a

Service Charge: £1,365 per six month period

Managing Agent: TBC

Parking Space: 42

Council Tax Band: C

Broadband: Superfast (up to 80 mbps)

