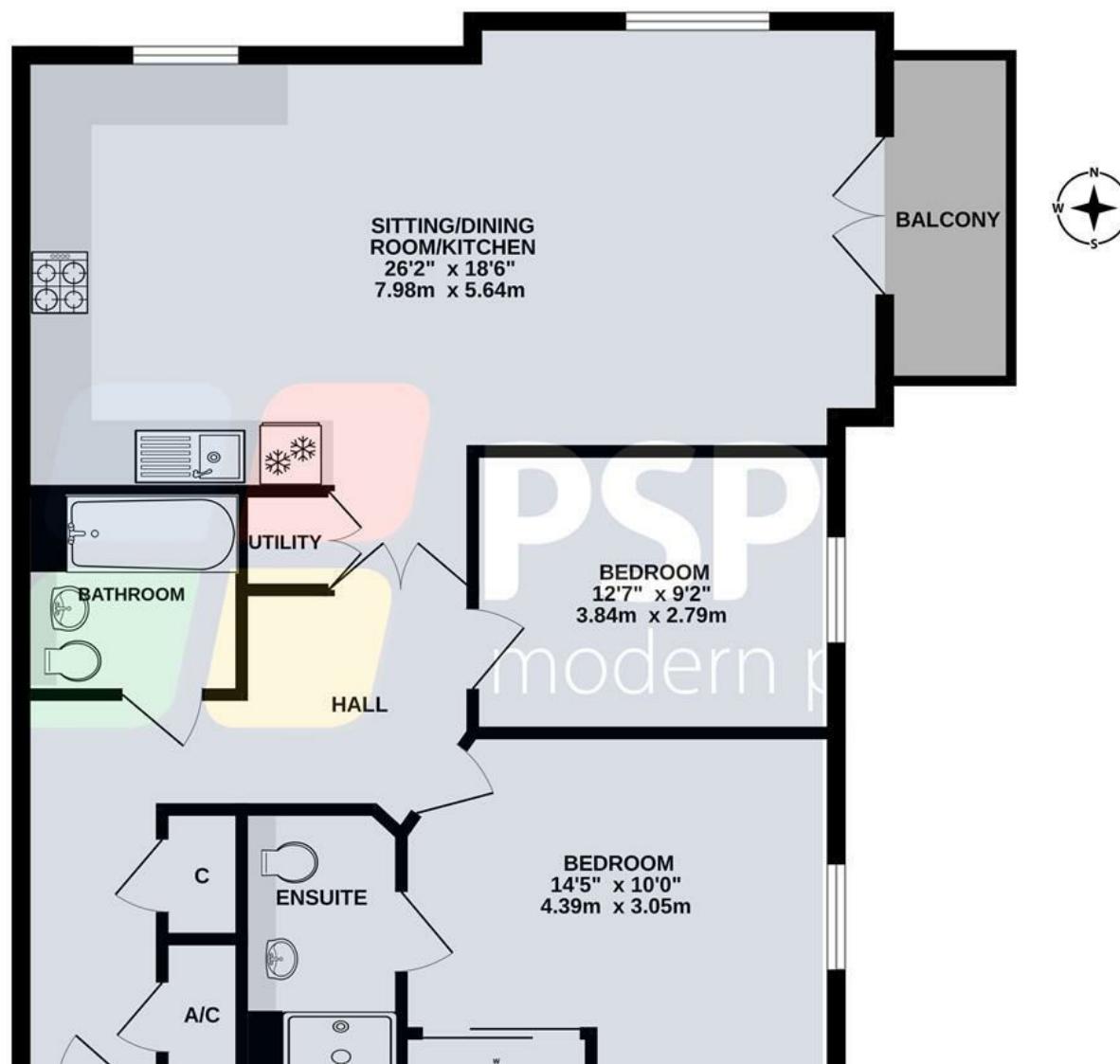


## SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A2 plus) A		
(B1-B1) B	84	84
(C2-C3) C		
(D2-D4) D		
(E2-E4) E		
(F1-F3) F		
(G1-G3) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(A2 plus) A		
(B1-B1) B		
(C2-C3) C		
(D2-D4) D		
(E2-E4) E		
(F1-F3) F		
(G1-G3) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**12 Langley House Centenary Way, Haywards Heath, RH16 4WP**

**Guide Price £325,000 Leasehold**



**W** [psphomes.co.uk](http://psphomes.co.uk)

**f** [/PSPhomes](https://www.facebook.com/PSPhomes)

**o** [@PSPhomes](https://www.instagram.com/PSPhomes)

VIEWING BY APPOINTMENT WITH PSP HOMES

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

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.



## 12 Langley House Centenary Way, Haywards Heath, RH16 4WP

### What we like...

- \* Exceptional open plan sitting/dining/kitchen with leafy outlook and lots of natural light.
- \* Spacious modern apartment with two fantastic double bedrooms.
- \* East facing balcony providing outside space.
- \* Lift service and underground parking.
- \* Peaceful spot within 15 min walk of Haywards Heath Station and town centre.

### The Apartment....

This spacious second floor apartment was built in 2016 by Crest Nicholson, is offered for sale in excellent condition, extending to over 860 sq ft. Forming part of Langley House, in the sought-after 'Upper Bolnore Village', Haywards Heath Station is just a 20 minute walk (1 mile) for commuters.

Apartments of this calibre are seldom available and would suit a range of purchasers including first time buyers, investors, downsizers or those looking for a secure UK bolt hole. The apartment was created with spacious open plan living at the forefront of the design and this is underlined by the exceptional 26ft sitting/dining/kitchen space that is perfect for entertaining and the faux chimney breast providing a focal point. This room is flooded with morning light due to its elevated position and the easterly aspect. The kitchen itself is sleek & stylish with a range of integrated appliances (fridge/freezer, oven, hob & dishwasher) and there is plenty of space for a dining table and sizeable sofa as well as a utility cupboard.

The balcony provides that essential outside space, with space for a bistro table & chairs.

Both bedrooms are sizable doubles. The master has fitted wardrobes and its own luxurious en-suite shower room while bedroom two is served by the contemporary bathroom.

There is no shortage of storage with a cupboard and the airing cupboard in the hallway.

Further attributes include tasteful décor, gas fired central heating, secure entry phone system, high degree of energy efficiency, double glazing, underground parking space, well-kept communal areas and a lift service.

Viewing considered essential to appreciate this excellent apartment.



### The Location...

Langley House lies on Centenary Way, 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 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 Number: WSX389146  
Lease: 125 years from 2015  
Service Charge: for 2023: £1,809 p.a. (inclusive of Estate Charge for Bolnore) + £829 p.a. Building Insurance  
Ground Rent: £250 p.a.  
Managing Agents: HML Anderton  
Local Authority: Mid Sussex District Council  
Council Tax Band: D

NB: We believe this information to be correct however intending purchasers should personally check with the managing agents before proceeding.

