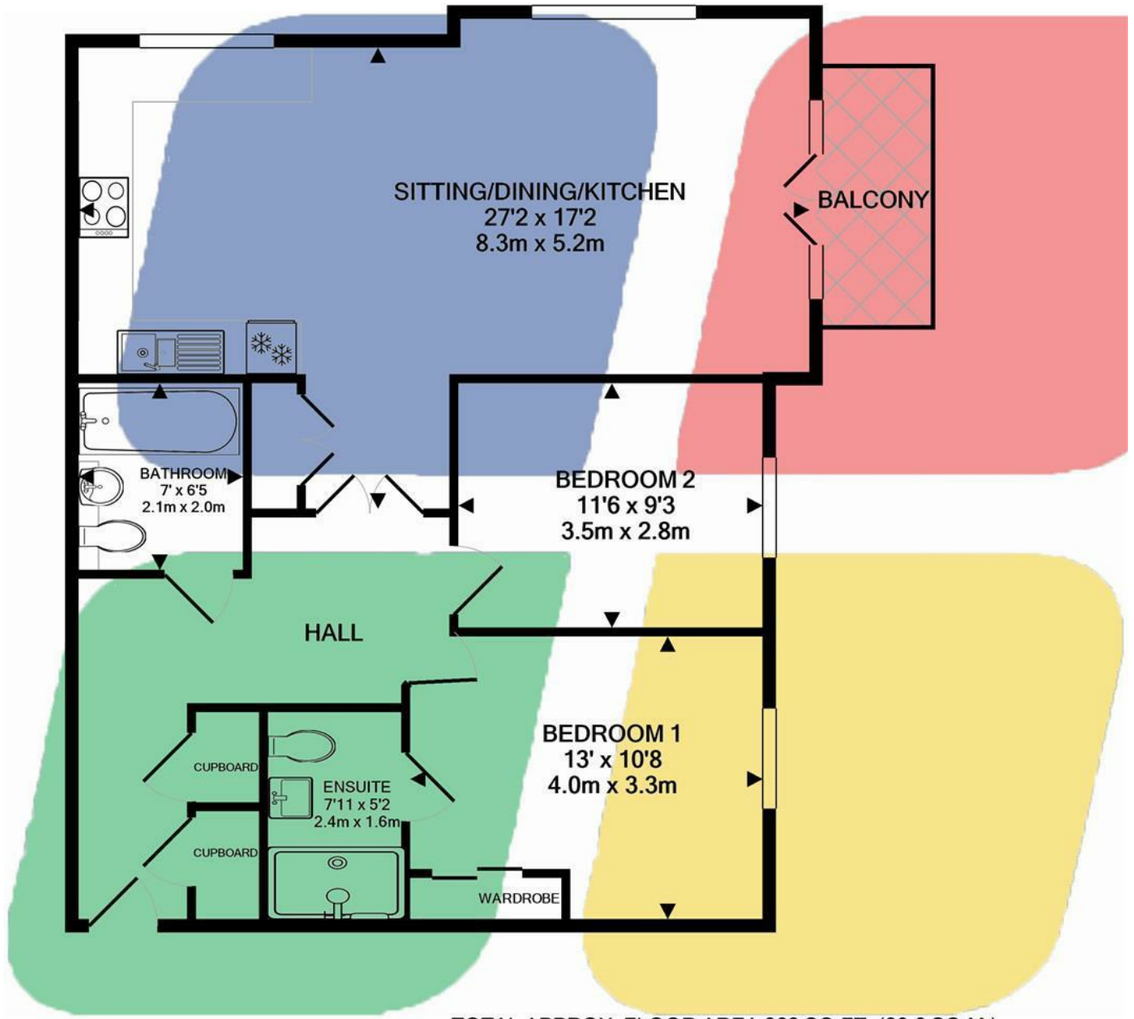

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.6 SQ.M.)

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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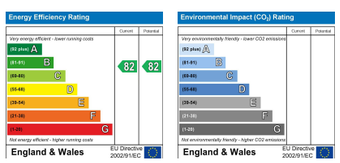

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers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

Flat 4, Langley House Centenary Way, Haywards Heath, West Sussex, RH16 4WP

Guide Price £300,000 Leasehold

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Flat 4, Langley House Centenary Way, Haywards Heath, West Sussex, RH16 4WP

What we like...

* Most spacious accommodation for a modern apartment.

* 15-20 minutes walk to the station, perfect for commuters.

* Both bedrooms are comfortable doubles, with two bath/shower rooms.

* Underground parking accessed via lift service.

* No Onward Chain

Guide Price £300,000 - £320,000

The Apartment
This superb two bedroom, upper ground floor, apartment was built in 2016 by Crest Nicholson and boasts exceptionally spacious, light & airy accommodation, is offered for sale with no onward chain and is just a 15-20 mins walk to the station via a footpath on Wealden Way.

The exceptional open plan sitting/dining/kitchen room extends to an impressive 27ft x 17ft (max) and is the hub of the home. There is ample space for living & dining areas and two sets of 'French' doors leads to the balcony, giving that all important outside space. The kitchen itself is contemporary in style and provides plenty of storage & prep space. There is an integrated fridge/freezer, dishwasher, oven & gas hob with extractor whilst the utility cupboard provides space for a washer/dryer.

Both bedrooms are doubles. The master enjoys fitted wardrobes and a stylish en-suite shower room whilst the second bedroom is serviced by the modern family bathroom. The spacious hallway provides plenty of room for a sideboard or bureau and there are two cupboards for storage.

Further attributes include secure telephone entry system, gas fired central heating, double glazing, a high degree of energy efficiency, neutral décor and the remainder of 10 year new homes warranty.

The communal hallways are well kept and there is a lift service which leads down to the allocated underground parking space. There is also additional visitor parking nearby and a secure bike store.

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. 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
Lease: 125 years from 2015 (115 years remaining)
Service Charge for 2024: £1,502 P.A.
Estate Charge: £489 P.A
Ground Rent: £250 p.a.
Managing Agents: HML Anderton
Broadband: Ultrafast (up to 8000mbps)
Local Authority: Mid Sussex District Council
Council Tax Band: D

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