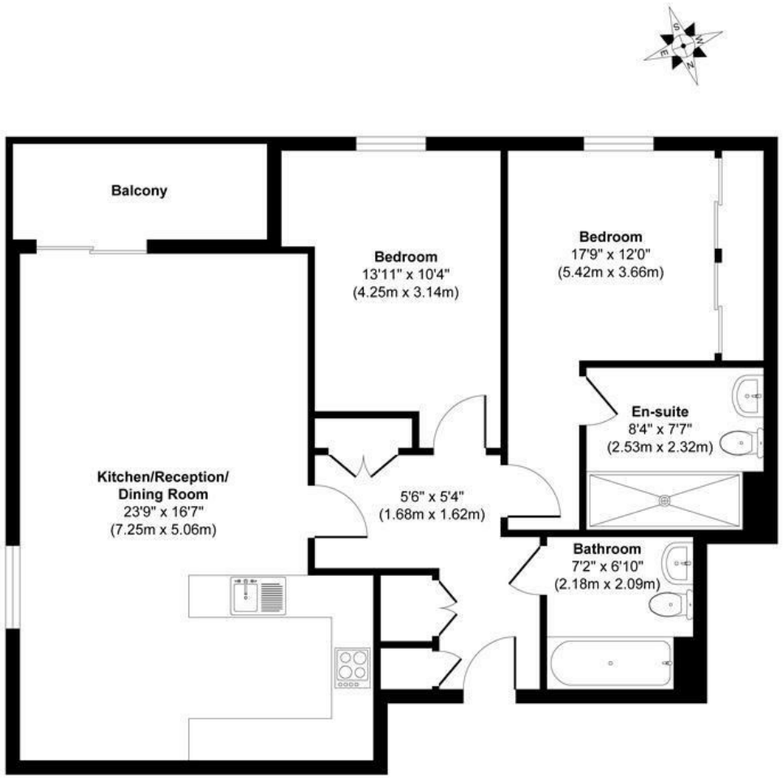
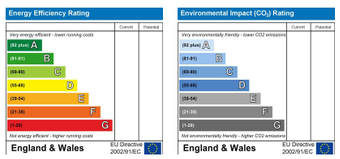


Second Floor

Approx. Gross Internal Floor Area 853 sq. ft / 79.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

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.







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

Guide Price £325,000 Leasehold

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

What we like...

* Exceptional modern apartment, with parking, in a prime location in Haywards Heath.

* Private south facing balcony - a rarely available feature in town centre apartments.

* Superb 23ft open plan living space.

* Contemporary high spec finish throughout.

* Sold with no onward chain

* Easy walk of town centre shopping, Marks & Spencer and Haywards Heath's mainline station.

Guide Price £325,000 - £350,000

The Apartment. . .
Town centre apartments really don't come much better than this exceptional second floor flat at the prestigious and multi-award winning Beacon Heights, in the very heart of Haywards Heath.

Built in 2017, this luxury apartment enjoys a premier position in the block, benefitting from a southerly facing balcony. Internally, the apartment boasts a contemporary high specification finish and you'll be struck by the high ceilings that give a real sense of space. The impressive 23ft open plan living/dining/kitchen room is, without doubt, the hub of the home and a great space for entertaining.

The building is also serviced by a lift.

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

Both bedrooms are good sized doubles and overlook the south facing garden but the master is particularly impressive with full-width wardrobes and a luxurious ensuite shower room. There is also a stylish fully tiled bathroom. Off the hallway you have a utility cupboard and second double cupboard providing handy storage.

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

Outside there is an allocated parking space (an additional £20k when the apartments were built). There is also bike store for all residents. You also have 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 first time purchase.



Location, Location, Location...
Beacon Heights sits on the junction of Church Road and St Wilfrid's Way in the heart of Haywards Heath. You are just 50m from the extensive shopping facilities on offer at The Orchards, including Marks & Spencers and Tesco Express Convenience Store. For a bite to eat or a drink you have The Broadway, which is the town's buzzing social centre offering WOLFOX coffee roasters (great for a brunch), Cote Brasserie, Zizzi, Pizza Express, Pascal Brasserie, Roccos Italian, La Campana Tapas and Banana Tree Pan Asian and a range of other independent bars including Lockhart Tavern Gastropub (with superb Sunday Roasts) and the longstanding Orange Square Bar. Haywards Heath's mainline station provides fast & regular commuter services to London (Victoria/London Bridge in 47mins), Brighton (20 mins) and Gatwick International Airport (20 mins).

The Finer Details
Tenure: Leasehold
Title Number: WSX400491
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: £1,920 P.A. (including building insurance)
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





