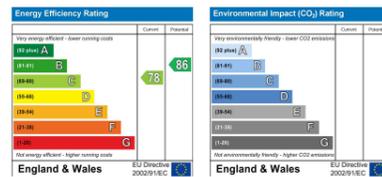


Approx. Gross Internal Floor Area 533 sq. ft / 49.60 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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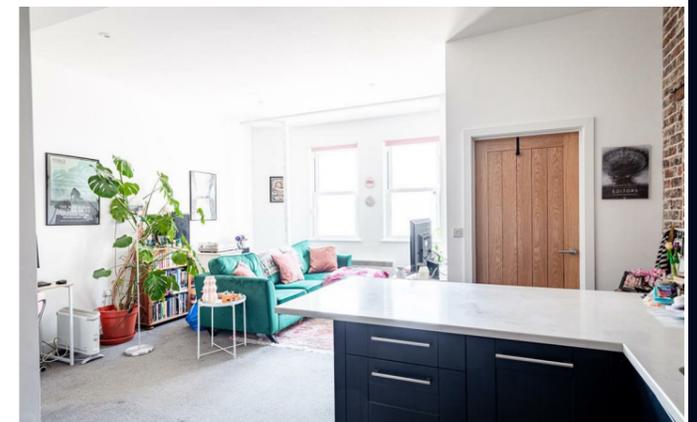
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VIEWING BY APPOINTMENT WITH PSP HOMES
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.



BRITISH PROPERTY AWARDS 2022
 ★★★★★
GOLD WINNER
 PSP HOMES SOUTH ENGLAND (OVERALL)



12 Goldings Court, Boltro Road, Haywards Heath, West Sussex, RH16 1BP

Guide Price £200,000 Leasehold

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12 Goldings Court, Boltro Road, Haywards Heath, West Sussex, RH16 1BP

Guide Price £200,000 - £210,000

What we like...

- * Post-industrial styling that combines with a contemporary high specification.
- * Close to Haywards Heath Station - perfect for commuters.
- * Stunning kitchen with stone worktops & exposed brick wall.
- * Newly converted making it effectively a brand new apartment.
- * Private entrance from the street giving air of exclusivity.

Guide Price £200,000 - £210,000

The Apartment...

This superb ground floor apartment must be one of the coolest apartments on the market at this price point in Haywards Heath with post-industrial styling that combines with a contemporary high specification to striking effect.

Having been converted to an exceptional standard in recent years, the apartment is effectively brand new and located in a prime location for Haywards Heath's mainline station, making it perfect for commuters.

There is a private entrance from the street that gives an air of exclusivity from the rest of the block, and you'll be immediately impressed by the high ceilings and quality of finish. The open plan living/kitchen is a stunning space and perfect for entertaining. The kitchen itself boasts quality stone worktops with breakfast bar that contrasts with the stylish dark blue units and exposed brick feature wall. There are a range of integrated Bosch appliances including fridge/freezer, dishwasher, oven, hob and washing machine.

There is a good size double bedroom with exposed strip, fitted wardrobes and door that leads to a lobby, which in turn accesses the communal hallway.

There is a modern shower room with white suite.

Further attributes include neutral decor, double glazed windows, brand new wiring and plumbing and electric heating.



The Location...

Goldings Court is located on Boltro Road which lies within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities within walking distance include Waitrose and Sainsbury's Superstores, Dolphin Leisure Centre and 'The Broadway' with its array of bars & restaurants, which include Cote Brasserie, Cafe Rouge, Pizza Express, Lockhart Tavern, IdleWild and Orange Square. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

Information

Tenure: Leasehold
Lease: 125 years from 2006
Service Charge: £700 p.a.
Ground Rent: £150 p.a.
Freeholder: Shire Developments LLP

We believe this information to be accurate but recommend intending purchasers check personally before proceeding with a purchase.

