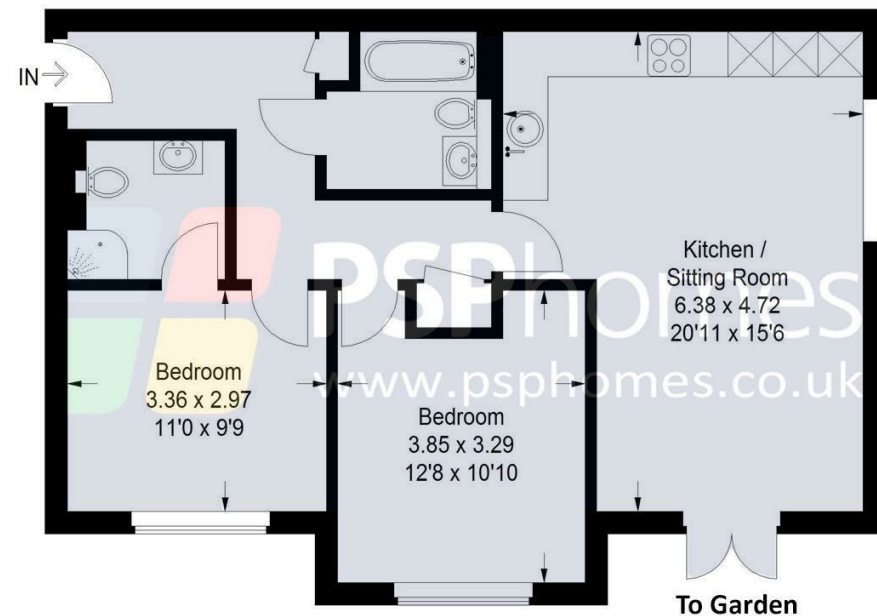
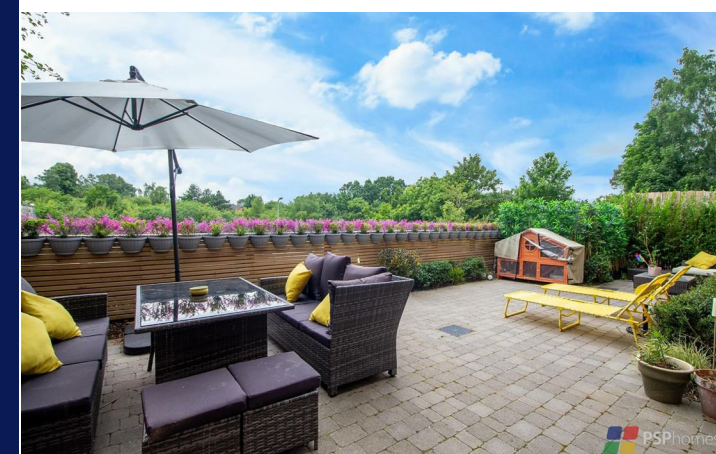
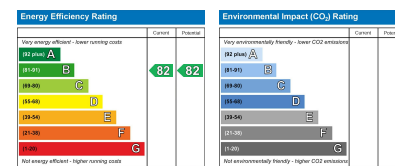


Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



Lower Ground Floor



2 Woodside, Reed Pond Walk, Haywards Heath, West Sussex, RH16 3UZ

Guide Price £360,000 Leasehold

2 Woodside, Reed Pond Walk, Haywards Heath, West Sussex, RH16 3UZ

What we like...

- * Private west facing patio garden enjoys plenty of afternoon/evening sunshine.
- * Two allocated parking spaces, ideal for a two car household or for when guests visit.
- * 21ft open plan living/kitchen space is perfect for an apartment lifestyle.
- * Remainder of 10 year new homes warranty provides peace of mind.
- * Both bedrooms are well-balanced doubles.

The Apartment...

This superb ground floor garden apartment forms part of Woodside – an exceptional development of just 12 contemporary apartments built by the highly regarded local developer, Colstock in 2020.

The stand out feature is, without doubt, the private west facing patio garden – a delightful outside space that is perfect for ‘al-fresco’ relaxation and dining, with plenty of afternoon/evening sunshine. The paved nature of the garden means maintenance is low and pleasant planting has created a sense of privacy.

Internally, the open plan living/dining/kitchen is the hub of the home and extends to just under 21ft with French doors opening on to the garden. The two-tone kitchen has been well-planned and enjoys chrome fittings, integrated appliances including an electric oven, electric hob, concealed extractor, dishwasher, washer/dryer and fridge freezer. There is LED undercounter lights and the large larder cupboard and pan drawers provide excellent storage.

Both bedrooms are well-balanced doubles and the main bedroom enjoys its own luxurious en-suite shower room. The second bedroom is served by the bathroom, again luxuriously finished with LED mood lighting that adds a touch of ambience.

Being modern, the apartment enjoys the latest in essential home media including ‘Plug & Play’ Sky Q/Digital T.V and wired to deliver super-fast broadband – perfect for those who work from home. There is also telephone entry system, highly efficient central heating with Worcester Bosch boiler, quality double glazing and plenty of energy efficiency (EPC: B)

This particular apartment also benefits from two allocated parking spaces (tandem) and there is the remainder of a 10-year new homes warranty giving buyers total peace of mind.

Garden apartment of this calibre are rarely available and we don’t expect this to hang around for long.



The Location...

Woodside enjoys an elevated position on Reed Pond Walk, within Franklands Village. Franklands Village itself has Mulberrys convenience store, handy for those everyday essentials. Other nearby amenities include Tesco Express, Doctor's Surgery and Pharmacy on Northlands Avenue - around a ten minute walk. The Princess Royal Hospital is also within easy walking distance. Haywards Heath's town centre is under a mile distant, on foot via footpath opposite Woodside that cuts through to Eastern Road, and offers extensive facilities including The Orchards Shopping Centre, Marks & Spencer's, Cafe Nero and Flinders Coffee. The town's social centre is The Broadway, which lies 1.2 miles distant and boasts an array of restaurants, bars and pubs including Cote Brasserie, Rouge, WOLFOX (great for a brunch), Pascals Brasserie, Roccas Italian, La Campana Tapas, Pizza Express, Orange Square, Zizzi and Lockhart Tavern Gastropub.

Haywards Heath mainline station provides fast, regular commuter services to London (Victoria/London Bridge in 47mins), London Gatwick International Airport (12 mins) and Brighton (18 mins). By car, surrounding areas can be accessed via the A272 and the A23(M), with the latter lying 6 miles west at Warninglid.

The Finer Details...

Tenure: Leasehold
Lease: 155 years from 2020
Service Charge: £1,200 P.A (approx)
Ground Rent: £250 P.A.
Council Tax Band: B
Local Authority: Mid Sussex District Council
EPC: B (82/82)

NB - This information is provided in good faith but we cannot guarantee its accuracy and suggest intending purchasers check this information is checked by a professional before proceeding to exchange of contracts.

