



**9 Shelly Court, Paddockhall Road, Winnals Park, Haywards Heath, RH16 1HA**

**Price £289,950 Leasehold**



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#### What we like...

- \* Fully renovated flat offering a turn-key purchase with no work required.
- \* Balcony providing outside space and garage for storage/parking.
- \* Sleek, stylish new kitchen and bathroom.
- \* Two double bedrooms and two bath/shower rooms.
- \* Very convenient location, within walk of station, Waitrose, Sainsburys and town centre.

#### The Flat...

A delightful first floor flat WITH GARAGE & BALCONY, forms part of the highly regarded Winnal Park development on the favoured west side of Haywards Heath, within short walk of the mainline station (perfect for commuters), Waitrose, Sainsburys and the leisure centre. The flat itself has been the subject to recent renovation to provide buyers with a true 'turn key' purchase with no work required.

The living room is a good size with plenty of space for sitting and dining areas. The large window has a pleasant outlook over the communal gardens and is bathed in morning light and there is a door that leads on to the balcony, with space for a bistro table & chairs.

The kitchen is brand new and boasts sleek, stylish grey gloss 'handleless' units, contemporary worktops and integrated oven/hob.

The main bedroom is a good size double and had its own en-suite shower room. The second bedroom is another double and served by the larger-than-average bathroom, which has been refitted with tasteful tiling and separate shower.

The flat also enjoys brand new laminate flooring and neutral redecoration, giving buyers a blank canvas. The windows are double glazed and the heating is gas fired with combination boiler. There is also a secure entry phone system.

#### The Location...

Shelley Court forms part of the excellent gated development of Winnal Park and is arguably the nicest positioned block, situated 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). Interestingly, the development has several separate blocks that are all named after historic poets (Kipling, Tennyson, Shelley, Milton and Chaucer).



Local amenities within walking distance include both Waitrose and Sainsbury's Superstores and 'The Broadway', which is the town's social hub with its array of bars & restaurants including Cote Brasserie, Roccos Italian, Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. 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.

#### The Finer Details...

Title Number: WSX245344

Tenure: Leasehold

Lease: 125 years from 25th December 1992 - 94 years unexpired

Service Charge: approx. £1350 p.a. (to be verified)

Ground Rent: £150 p.a. (to be verified)

Managing Agents: Hunters T: 01444 245400

Local Authority: Mid Sussex District Council

Council Tax Band: C

We believe this information to be correct but recom

