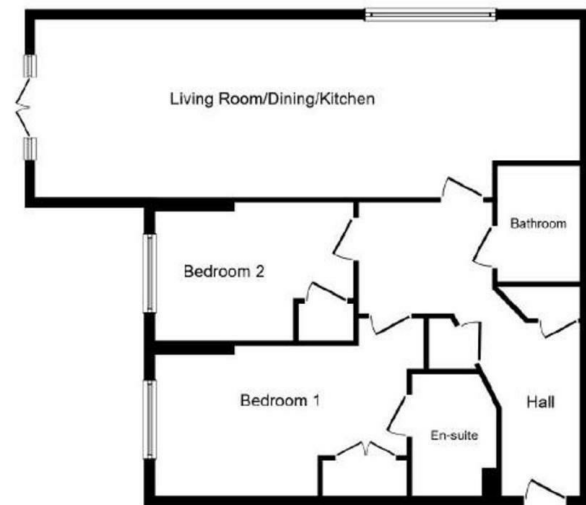


|                            |                                   |                |
|----------------------------|-----------------------------------|----------------|
|                            | <b>877 sq. ft.:81.4 sq. mtrs.</b> |                |
| Kitchen/Living/Dining Room | 34'3" x 11'2"                     | 10.43m x 3.40m |
| Bedroom 1 + En-suite       | 15'8" x 8'7"                      | 4.77m x 2.61m  |
| Bedroom 2                  | 12'5" x 8'8"                      | 3.78m x 2.64m  |
| Bathroom                   | 7'3" x 5'2"                       | 2.20m x 1.57m  |



**11 The Oaks Paddockhall Road, Haywards Heath, RH16 1HL**

**Guide Price £350,000 Leasehold**

**PSPhomes**

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@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.

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www.psphomes.co.uk

11 The Oaks Paddockhall Road, Haywards Heath, RH16 1HL

Guide Price £350,000 - £375,000

What we like...

- \* Prestigious development of luxury apartments built in 2019.
- \* Prime location for Haywards Heath mainline station.
- \* Fabulous open plan living space.
- \* Lift service and allocated parking space.

**Guide Price £350,000 - £375,000**

#### The Apartment....

Embrace apartment living at the prestigious The Oaks, Haywards Heath - a brand new development of just 14 apartments built by the luxurious Whiteoak Developments, one of the South-East's leading high-end developers and ideally located within short walk of the mainline station.

Apartments of this calibre are rarely available in such convenient locations and the light & airy, contemporary open-plan living is ideal for hosting & entertaining. The apartments boast sleek 'Leicht' designer kitchen with high gloss units, central island with breakfast bar & integrated 'Siemens' appliances (electric oven, gas hob, fridge/freezer & dishwasher) and washer/dryer.

The bedrooms are all doubles with built in storage. The master benefits from its own contemporary en-suite whilst the second bedrooms are served by stylish bathrooms with porcelain tiles.

Additional attributes include a LIFT SERVICE to all levels, CDVI digital colour video door entry system, Sky Q in the living area with further TV points in the bedrooms, quality double glazing, gas central heating with combi boiler & thermostat and tasteful neutral décor throughout. These apartments are fully backed by a 10 year 'BLP' new homes warranty.

Outside are landscaped garden areas and an allocated parking space. There is also a resident's cycle store.



#### Out & About

The Oaks is an exclusive development of just fourteen luxury apartments on Paddockhall Road, less than a half-mile from Haywards Heath mainline station with its fast and regular services to London (London Bridge/Victoria in approx 47 mins), Gatwick International Airport and Brighton. Both Waitrose and Sainsbury's superstores are within easy walking distance whilst Haywards Heath town centre is a half-mile distant and provides extensive range of shops at The Orchards. The Broadway, which is the town's social centre offers an excellent selection of cafés, restaurants, bars and pubs including Cote Brasserie, Pizza Express, Cafe Rouge, IdleWild, Orange Square and Lockhart Tavern. The town's leisure facilities include the Dolphin Leisure Centre. Surrounding towns and cities can be accessed via the A272 or A23(M) with the latter lying approximately five miles west of the town at Warninglid.

#### The Specifics

Tenure: Leasehold

Lease: 125 years from 2019

Service Charge: £1,300 p.a.

Ground Rent: £250 pa.

Managing Agents: Jonathan Rolls, 244 Eastern Rd, Kemptown, Brighton BN2 5TA

Local Authority: Mid Sussex District Council

Council Tax Band: C

NB - we believe this information to be correct but recommend checking personally before exchange of contracts.

