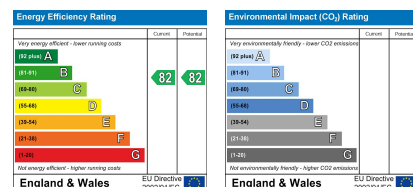


**Approx. Gross Internal Floor Area 723 sq. ft / 67.23 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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.



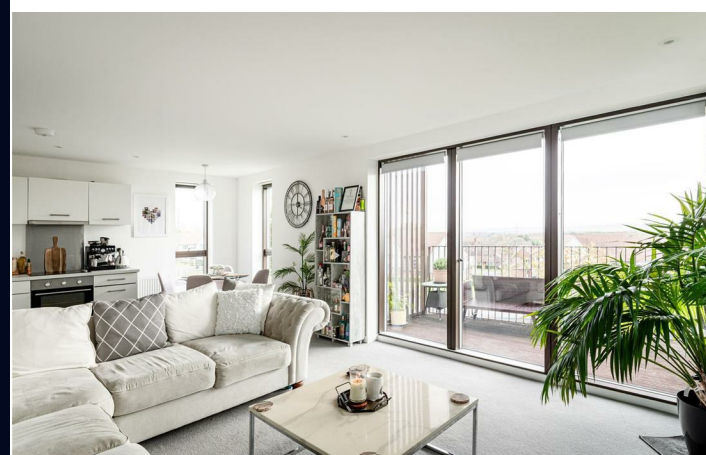
**BRITISH  
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2022

★★★★★

**GOLD WINNER**

**PSP HOMES  
SOUTH ENGLAND  
(OVERALL)**



**6 Kilwood Apartments, Rocky Lane, Haywards Heath, West Sussex, RH16 4XL**

**70% Shared ownership £227,500 Leasehold**

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## 6 Kilnwood Apartments, Rocky Lane, Haywards Heath, West Sussex, RH16 4XL

What we like...

- \* Opportunity to acquire a two bedroom apartment for just 70% of full market price
- \* Superb open plan living/dining/kitchen with balcony
- \* Spectacular views towards the South Downs
- \* Allocated parking space
- \* Bolnore & Ashenground Woods on your doorstep

### Welcome Home

Welcome to Kilnwood Apartments — a thoughtfully designed development tucked away off Rocky Lane on the southern edge of town, comprising just three low-rise blocks of nine stylish two-bedroom apartments. This particular apartment is being sold on a Shared Equity basis, meaning qualifying buyers can secure a home from just 70% of the full market value — with no rent or interest charged on the remaining share.

This is a very different model to traditional shared ownership, offering a more affordable route into homeownership without ongoing rental costs on the unsold share. We believe an incoming buyer must have an affiliation to the local area (live locally now, work in the area or have family in the area).

The apartment benefits from secure entry systems and is presented in excellent order with neutral décor, quality carpets, modern finishes throughout and spectacular views towards the South Downs.

The spacious entrance hall with a built-in storage cupboard and opens into a bright, south facing open plan living/kitchen/dining space that is ideal for entertaining and everyday apartment living. The layout enjoy multiple aspects, and the private balcony make the most of the sunny position and that beautiful open outlook. The stylish kitchen comes fully fitted with integrated appliances and provide a clean, contemporary look.

There are two well-proportioned double bedrooms and a generous bathroom, while double glazing and a traditional gas central heating system (radiators) ensure comfort and efficiency year-round.

Residents benefit from attractively kept communal gardens, allocated parking (one space per apartment), plus visitor parking, bike storage, and bin stores.

### The Location

Kilnwood Apartments sit on Rocky Lane on the southern fringe of Haywards Heath meaning there is excellent access both East and West via the A272. You also have Bolnore & Ashenground Woods right on your doorstep, perfect for a dose of fresh air and a woodland walk.



Haywards Heath which itself provides plenty of shopping facilities including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys. The town's social centre is The Broadway, which offers an array of independent and chain pubs, bars & restaurants.

For a Sunday Roast or glass of something chilled you are within walking distance of the Fox & Hounds Pub and for a dose of fresh air you are surrounded by gorgeous open Sussex countryside.

Haywards Heath's mainline station provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast. The area is well-represented for both state & private schooling.

### The Specifics

Tenure: Leasehold

Lease: 125 years from 2020

Service Charge: £1465.81 per annum (includes buildings insurance)

Ground Rent: Nil

Managing Agent: Bartley Management Ltd, 12-14 Carlton Place, Southampton, Hants, SO15 2EH

NB - Remaining share is held as a second charge. Purchase of a shared equity property is subject to financial requirements and restrictions. You will privately own the property with a second charge against the title for the remaining equity you have not purchased

### NB - Anti Money Laundering obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

