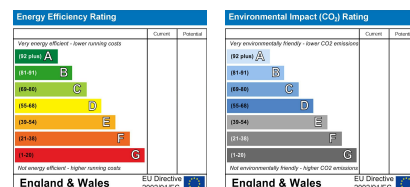


**Approx. Gross Internal Floor Area 947 sq. ft / 88 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**Flat 11, Bentham House Renfields, Haywards Heath, RH16 4WG**

**Guide Price £325,000 Leasehold**

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Flat 11, Bentham House Renfields, Haywards Heath, RH16 4WG

Spacious two bedroom second floor corner apartment, measuring approx. 867 sq ft.

Rare benefit of two south-facing balconies, giving excellent light, privacy and outside space.

Impressive 27'3 x 13'11 open plan kitchen/dining/reception room.

Two double bedrooms, en-suite to principal bedroom, modern bathroom and three storage cupboards.

Allocated underground parking space 77, lift access, bike store and no onward chain.

**Guide Price £325,000 - £350,000**

#### The Apartment...

Set on the second floor of Bentham House, this superb two bedroom corner apartment offers the kind of easy, low-maintenance lifestyle that makes Bolnore Village such a popular choice. Measuring approximately 867 sq ft, the apartment is notably larger than many modern two bedroom homes, with its corner position giving it a brilliant sense of space, natural light and privacy, as well as the rare benefit of two south-facing balconies. Built by Crest Nicholson in 2016 and owned by the same owner since new, it has been beautifully kept and is offered to the market with no onward chain. The position is particularly convenient too, with Haywards Heath town centre and mainline station within walking distance, providing access to shops, cafés, restaurants and fast commuter links to London Victoria/London Bridge in approximately 47 minutes, Brighton in around 20 minutes and Gatwick Airport in about 20 minutes.

The open plan kitchen/dining/reception room is the real heart of the home, extending to an impressive 27'3 x 13'11. It is a brilliant everyday living space with plenty of room for both sitting and dining areas, while doors open directly onto one of the balconies, creating an easy connection with the outside space. The second balcony adds another lovely spot to sit out, particularly valuable in an apartment setting and a real advantage of this corner design. The kitchen is smart and contemporary, with plenty of storage and worktop space, along with integrated appliances including fridge/freezer, dishwasher, oven, gas hob and extractor. There is also a useful utility cupboard with space for a washer/dryer, keeping the main living space clear and practical.

Both bedrooms are comfortable doubles. The principal bedroom benefits from fitted wardrobes, its own stylish en-suite shower room and access to one of the balconies, making it a lovely private retreat. The second bedroom is also a good double and is served by the modern bathroom.

The hallway is unusually spacious, offering room for furniture such as a sideboard or bureau, while three generous storage cupboards add excellent everyday practicality and help keep the main living areas clear and uncluttered.

Further benefits include a secure telephone entry system, gas fired central heating, double glazing, excellent energy efficiency and neutral décor throughout. The communal areas are well kept, there is lift access, a secure bike store, visitor parking nearby and an allocated underground parking space, number 77.



#### The Location...

Bentham House forms part of the popular Renfields area of Bolnore Village, positioned on the northern side of the development and within easy reach of Haywards Heath town centre and mainline station. For commuters, the location is particularly convenient. Haywards Heath station is just over a mile away via Bolnore Road and provides fast, regular services to London Victoria/London Bridge, Gatwick Airport and Brighton, making this an excellent option for anyone wanting a quieter village-style setting without losing the convenience of strong transport links.

Bolnore Village itself offers a strong sense of community, with local amenities at the Village Square including a convenience store, while Woodside provides a social hub with activities and clubs throughout the week. There are also regular bus services into Haywards Heath and surrounding areas. Haywards Heath town centre is roughly one mile away and offers a wider selection of shops, cafés, bars and restaurants, while road links are excellent via the A272 and A23/M23, giving access across Sussex and beyond.

#### Further Information...

Tenure: Leasehold

Lease: 125 years from 2016

Service Charge: £2,442 PA

Ground Rent: £379.03 PA

Ground Rent Review Period: TBC

Building Insurance: TBC

Local Authority: Mid Sussex District Council

Allocated Parking: Space 77

No onward chain

NB: We believe this information to be correct, however intending purchasers should personally check with the managing agents before proceeding.

