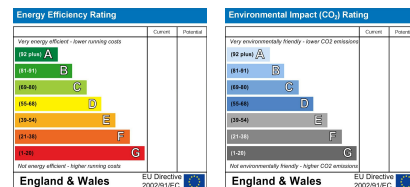


First Floor

**Approx. Gross Internal Floor Area 760 sq. ft / 70.61 sq. m**  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



**Apartment 10, Woodcote House Updown Hill, Haywards Heath, RH16 4GQ**

**Guide Price £250,000 Leasehold**

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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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## Apartment 10, Woodcote House Updown Hill, Haywards Heath, RH16 4GQ

Two double bedroom first floor apartment in the gated Woodcote House development (built 2005) in the heart of Bolnore Village, with lift access.

22ft open plan living/dining/kitchen space with French doors and Juliette balcony providing excellent natural light.

Updated kitchen with integrated appliances; principal bedroom with fitted wardrobes and modern en-suite, plus contemporary main bathroom.

Recently improved by the current owners including new flooring throughout and full redecoration.

Secure underground parking (space 285) with private storage shed, within easy reach of Bolnore Village Square, woodland walks and Haywards Heath station.

### The Apartment...

A well presented two double bedroom first floor apartment forming part of Woodcote House, a gated development built in 2005, ideally positioned in the heart of Bolnore Village and benefitting from lift access and secure parking.

The apartment offers particularly light and spacious accommodation, centred around an impressive 22ft open plan living/dining/kitchen space. French doors with a Juliette balcony allow natural light to pour in while also providing the option to open the room to fresh air. The kitchen has been updated in recent years and now provides a stylish and well-appointed space with integrated fridge/freezer, double oven, hob and extractor, with additional space for a dishwasher and washing machine.

The principal bedroom is a generous double with extensive fitted wardrobes and a modern en-suite shower room. Bedroom two is also a comfortable double and is served by a contemporary main bathroom.

Since purchasing the property, the current owners have updated the flooring throughout and fully redecorated, ensuring the apartment is presented in excellent order.

Further features include a spacious entrance hall with useful storage and airing cupboard, secure entry system, lift service, double glazing and electric heating.

Outside, the property benefits from a secure underground parking space (No. 285) along with a private storage shed, which will remain.

Woodcote House is a well regarded, gated development within easy reach of Bolnore Village Square, woodland walks and Haywards Heath's mainline station.

### The Location...

Woodcote House is situated in the Updown Hill area of Bolnore Village, a popular residential community on the south-western side of Haywards Heath, known for its woodland setting and strong village feel. The property is within a short walk of Bolnore Village Square, which now provides a convenience store, coffee shop, takeaway restaurants, pharmacy and bus services linking to the town centre and station. The highly regarded Bolnore Village Primary School is also close by. The Woodside Community Centre, considered the social hub of the village, is also within walking distance and hosts a wide range of clubs, fitness classes and community events throughout the week. Bolnore is particularly well known for its surrounding woodland walks through Bolnore and Ashenground Woods, providing attractive routes on foot towards Haywards Heath and the South Downs countryside.



Haywards Heath town centre lies approximately 1.5 miles away and offers an extensive range of shops, cafés, restaurants and leisure facilities. Haywards Heath mainline station is also around 1.5 miles distant, providing fast and frequent commuter services to London (Victoria and London Bridge in around 45–50 minutes), Gatwick Airport (15 minutes) and Brighton (20 minutes). The station can also be accessed on foot via scenic woodland pathways through Ashenground and Bolnore Woods. For motorists, the Haywards Heath Relief Road (A272) provides convenient connections to the A23/M23, linking to Brighton, Gatwick Airport and the wider motorway network.

### Further Information...

Tenure: Leasehold

Lease: 125 years from 2005

Service Charge: Approx. £2272.53 pa

Service Charge Review Period: Yearly

Ground Rent: £250 P/A

Ground Rent Review Period: N/A

Managing Agent: TBC

Parking Space: 285

Council Tax Band: D

Local Authority: Mid Sussex District Council

We believe this information to be correct but recommend checking information personally.

