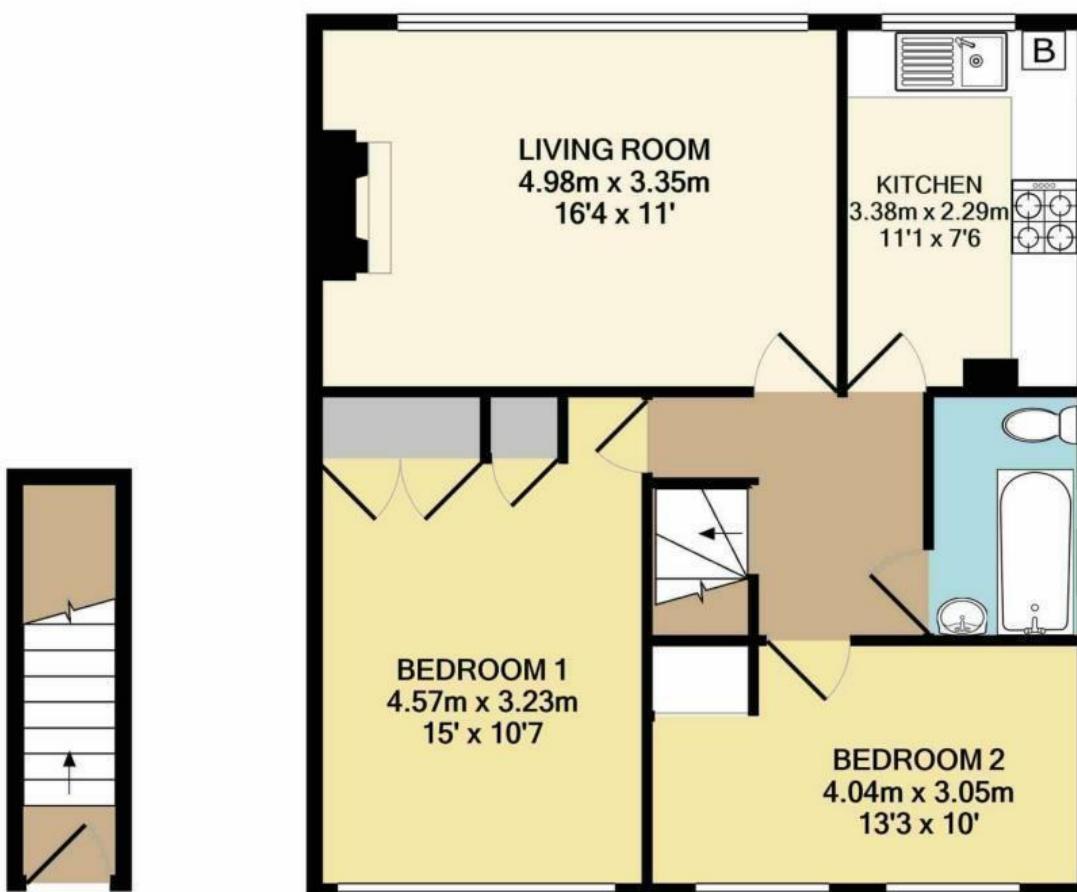




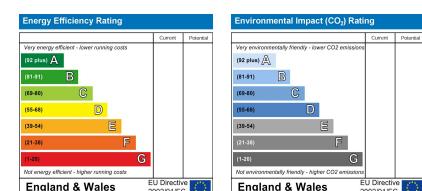
BRITISH  
PROPERTY  
AWARDS  
2022  
★★★★★  
GOLD WINNER  
PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 3.6 SQ.M.  
(39 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 53.8 SQ.M.  
(580 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 57.4 SQ.M. (618 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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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.



**4a Heath Close, New England Road, Haywards Heath, West Sussex, RH16 3JW**

**Offers In Excess Of £220,000 Leasehold**

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4a Heath Close, New England Road, Haywards Heath, West Sussex, RH16 3JW

What we like...

- \* Superb order and ready for immediate occupation with no work required.
- \* Private entrance.
- \* Stylish kitchen and bathroom.
- \* Central location within walk of the station and town centre.
- \* Remainder of 999 year lease with minimal outgoings.

Offers Over: £220,000

#### The Home...

This excellent first floor maisonette that was originally constructed in the 1960s but has been the subject of recent renovation. Internally, the home is light & airy with spacious and well-arranged accommodation including a 16ft sitting/dining room with focal point fireplace and large window overlooking the rear. The kitchen is modern with a range of appliances including oven, gas hob, dishwasher and fridge/freezer.

The main bedroom is a superb size, extending to 15ft, whilst the second bedroom is also a reasonable double. Both bedrooms are served by the stylish bathroom with overhead shower.

Further attributes include a private entrance, gas fired central heating, double glazing and tasteful recent redecoration throughout. The large loft space provides excellent storage and the property comes with the remainder of a 999 year lease with no costly service charges.



#### The Location...

Heath Close is situated on New England Road, close to the heart of Haywards Heath, within easy walking distance of the town centre and mainline station via Clair Park. Haywards Heath's station provides fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton and Gatwick International Airport. Further local amenities include Sainsbury's and Waitrose superstore, Dolphin Leisure Centre and The Broadway with its vast array of bars, cafés and restaurants including Cote Brasserie, Cafe Rouge, Pizza Express, Lockhart Tavern, Orange Square and Zizzi. By car, surrounding areas can be easily accessed via both the A272 and A23(M) with the latter lying roughly six miles west at Warninglid/Bolney.

#### The Finer Details

Title Number: SX106731  
Tenure: Leasehold  
Lease: 999 years from 1964  
Ground Rent: £30 PA  
Maintenance Charge: Self administered  
Local Authority: Mid Sussex District Council

We believe the above information to be correct but recommend intending purchasers check personally.

