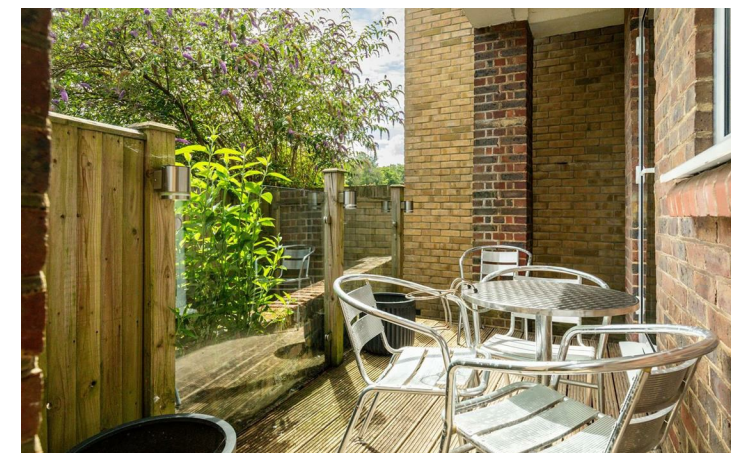


**Approx. Gross Internal Floor Area 810 sq. ft / 75.31 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**6 Station Quarter Apartments, Boltro Road, Haywards Heath, Sussex, RH16 1BP**

**Guide Price £300,000 Leasehold**

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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.

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## 6 Station Quarter Apartments, Boltro Road, Haywards Heath, Sussex, RH16 1BP

Prime Location – Just 75 yards from Haywards Heath Station, this ground floor two-bedroom apartment offers unmatched convenience for commuting professionals.

Stylish Open Plan Living – Features a spacious sitting/dining/kitchen area with a bespoke 'Rotpunkt' designer kitchen by Hamilton Stone Design, complete with integrated 'Neff' appliances and a sleek breakfast bar.

Luxury Bedrooms & Bathrooms – Two generously sized double bedrooms, including a principal with en-suite, plus a fully tiled main bathroom with premium 'Aqualisa' fittings.

Private Outdoor Space & Thoughtful Storage – Benefits from a terraced balcony for outdoor relaxation and a large hallway storage cupboard for added practicality.

Unique Industrial Design – Showcases warehouse-chic aesthetics with exposed brickwork, steel beams, and large windows. Each apartment is individually named, reflecting the building's character and history.

### The apartment...

Welcome to Station Quarter – where contemporary living meets unmatched convenience. This stunning ground floor, two double bedroom apartment offers a rare opportunity to enjoy exceptional design, bespoke finishes, and unbeatable commuter links, just 75 yards from Haywards Heath Station. Perfectly suited for the modern professional, every element of this home has been thoughtfully curated for comfort, style, and individuality.

Boasting an impressive open plan layout, the apartment features a spacious sitting/dining/kitchen area ideal for hosting and entertaining. The standout 'Rotpunkt' designer kitchen – crafted by locally renowned Hamilton Stone Design – comes fully equipped with integrated 'Neff' appliances and a stylish breakfast bar, combining both form and function.

The two double bedrooms are well-proportioned, with the principal bedroom benefiting from a luxurious en-suite shower room. A sleek, fully tiled main bathroom includes an 'Aqualisa' shower, adding a further touch of elegance. The hallway features a large storage cupboard, and a terraced balcony area provides private outdoor space to unwind.

Echoing the industrial charm of its heritage, Station Quarter showcases warehouse-chic aesthetics, including exposed brickwork, refurbished steel beams, and large windows that flood the space with natural light. Each apartment within the development has its own unique character, individually named in celebration of the building's rich history and its connection to the station.

Station Quarter Apartments are truly one-of-a-kind – no two homes are the same. With contemporary living spaces, historic charm, and unbeatable transport links on your doorstep, this is a property not to be missed.



### The location...

Station Quarter Apartments occupy an exceptionally convenient position on Boltro Road, just a two-minute walk from Haywards Heath's mainline railway station—making it the perfect setting for commuting professionals. From here, direct services run frequently to London Victoria and London Bridge in approximately 47 minutes, while Gatwick Airport and Brighton are both reachable in around 20 minutes.

A wide range of local amenities are within easy walking distance, including a Sainsbury's Superstore, Waitrose Haywards Heath, the Olympus Leisure Centre, and 'The Broadway'—a vibrant hub offering a variety of popular bars, cafés, and restaurants. For further shopping needs, 'The Orchards Shopping Centre' in Haywards Heath town centre lies just half a mile away.

The location also provides excellent road connectivity, with the A272 and A23(M) nearby, offering swift access to surrounding villages and towns. The A23(M) can be reached in approximately five miles via Warninglid or Bolney, opening up routes to both the south coast and central London.

### The Finer Details...

Tenure: Leasehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Lease: 125 years from 2014

Service Charge: TBC

Managing Agent: TBC

Buildings Insurance: TBC

Ground Rent: TBC

Ground Rent Review Period: TBC

Available Broadband Speed: Ultrafast (8000mbps download)

