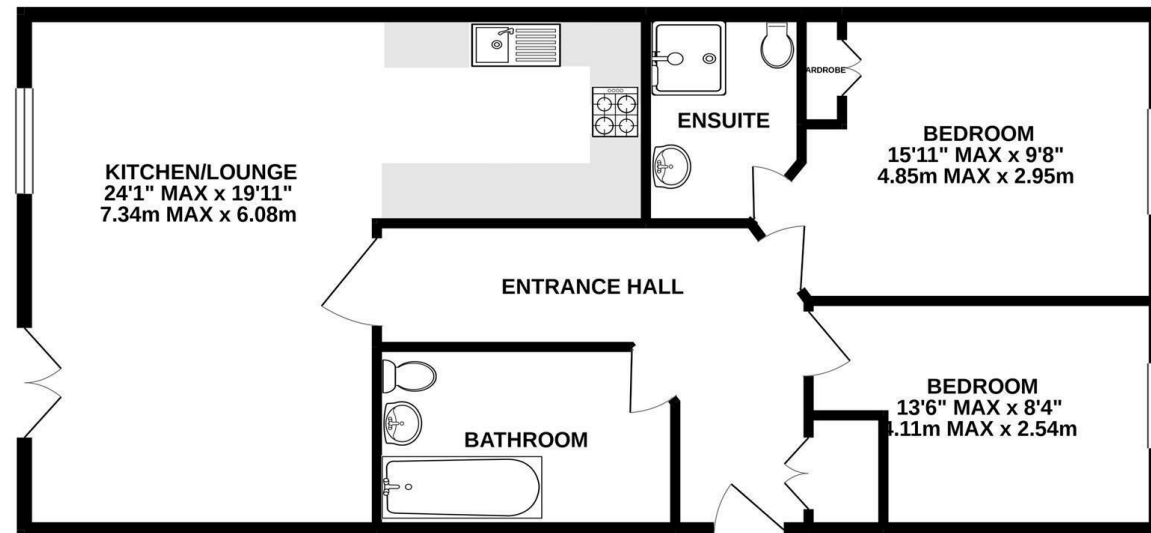
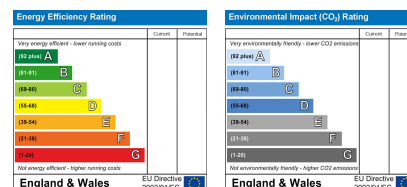


GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



27 Charter Gate, Boltro Road, Haywards Heath, West Sussex, RH16 1BQ

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What we love...

- Secure, gated development moments from Haywards Heath station, ideal for commuters, downsizers or a London/Gatwick base.
- Substantial 874 sq ft ground floor apartment with exceptional 24ft x 19ft open-plan living/dining space.
- Private patio terrace with direct access to formal communal grounds, rare this close to town.
- Two generous double bedrooms (principal with ensuite), plus main bathroom and ample storage.
- Allocated underground parking, 999-year lease, secure entry system and no onward chain.

Garden Apartment..

Set within this secure, gated development just moments from Haywards Heath railway station, this substantial ground floor garden apartment extends to an impressive 874 sq ft and offers beautifully balanced accommodation ideal for commuters, downsizers or those seeking a secure UK base within easy reach of Gatwick and London.

- The standout feature is the exceptional 24ft x 19ft (max) open-plan living and dining space, a wonderfully generous room with clearly defined areas for relaxing and entertaining. Full-height patio doors open directly onto a private patio terrace with access to the formal communal grounds beyond, giving the apartment a genuine sense of connection to outside space — something rarely found this close to the town centre. The kitchen is well-appointed with a comprehensive range of wall and base units complemented by integrated appliances, designed to blend practicality with clean, contemporary styling. The principal bedroom measures an impressive 15’11 (max) and benefits from fitted wardrobes and a private ensuite shower room. The second bedroom, a comfortable 13’6 (max), sits opposite the main bathroom, perfectly suited for guests, sharers or as a dedicated home office. A central entrance hall ties the layout together and provides useful additional storage.
- The apartment is double glazed throughout, enjoys gas-fired central heating and is accessed via a secure telephone entry system.
- A particular advantage is the allocated underground parking space secure, weather-protected and invaluable this close to the station. The property is held on the remainder of a 999-year lease with reasonable maintenance charges.
- Offered with no onward chain, a smooth and straightforward move is entirely achievable.
- Ground floor apartments of this scale, with private patio access, underground parking and immediate proximity to the station, are seldom available.



The Location...

- Charter Gate is a sought after gated development built in 2001 by Persimmon Homes, situated within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins). Local amenities within walking distance include Sainsbury's Superstore, Dolphin Leisure Centre and 'The Broadway' with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney
- The Specifics**
- Lease: 999 years from 2001
- Parking Space: 27 (located in the underground compound)
- Service Charge: £1,468.89 to year end 31/12/2026
- Ground Rent: £200 p.a.
- Managing Agents: Hunters, Burgess Hill
- Local Authority: Mid Sussex District Council
- Council Tax Band: C
- Available Broadband Speed: Ultrafast (990 mbps download)

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts

NB

Some images are digitally furnished for marketing purposes.

