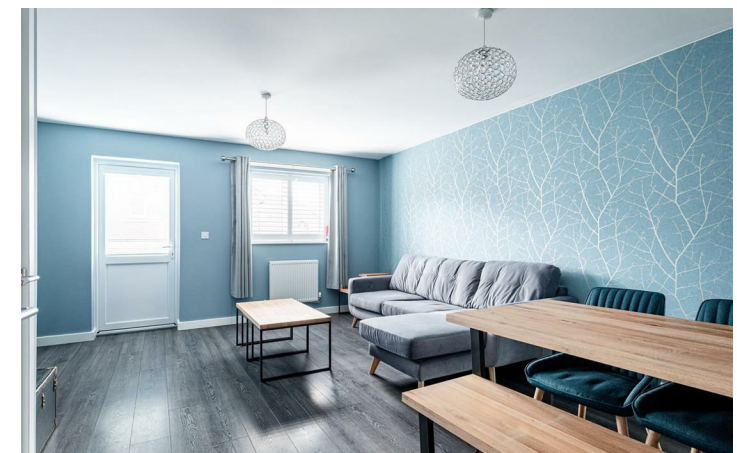
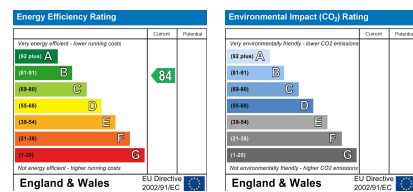


**Approx. Gross Internal Floor Area 854 sq. ft / 79.46 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**3 Bellingham Place, Haywards Heath, RH16 4XU**

**Guide Price £375,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES

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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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### 3 Bellingham Place, Haywards Heath, RH16 4XU

What we love...

2019-built two-bedroom semi-detached home by Countryside Homes, set within the sought-after Tall Trees development off Rocky Lane.

Modern fully integrated kitchen (housing the combi boiler) and bright sitting/dining room opening onto a south-facing garden.

Landscaped rear garden with large decked area and lawn.

Two double bedrooms (front with built-in storage) and upgraded shower room with oversized walk-in cubicle.

Allocated parking to the front, ample visitor spaces, NHBC remaining, and shared ownership option available (35% at £131,250; rent £358.74 pcm + £40.44 pcm service charge).

#### Guide Price £375,000 - £400,000

##### The Home...

Situated within the sought-after Foundry Gardens development off Rocky Lane, this beautifully presented two-bedroom semi-detached home was built in 2019 by respected housebuilder Countryside Homes and has since been thoughtfully improved to create a stylish, turnkey home ideal for modern living.

The ground floor offers a welcoming entrance hall with cloakroom, leading through to a contemporary kitchen fitted with a full range of integrated appliances for a clean, streamlined finish. The kitchen also neatly houses the combination boiler within the cabinetry. To the rear, the sitting/dining room is a well-proportioned and naturally light space, opening directly onto the south-facing garden.

Outside, the garden has been partially landscaped to create a fantastic entertaining space, with a substantial decked seating area and an area of lawn, all enjoying a favourable southerly aspect.

Upstairs, there are two double bedrooms, with the front bedroom benefiting from built-in storage. The original bathroom has been upgraded and replaced with a stylish shower room, now featuring an oversized walk-in shower cubicle and contemporary fittings.

To the front of the property is one allocated parking space, with plentiful visitor parking available throughout the development.

Further benefits include gas central heating, double glazing, and the remainder of the NHBC warranty for added peace of mind.

Tall Trees is conveniently positioned on the southern side of Haywards Heath, within easy reach of the town centre and mainline railway station offering direct services to London, Brighton and Gatwick Airport — making this an excellent first purchase, downsize or investment opportunity.

##### Shared Ownership Option...

The property is available at a full market value of £375,000, or via a shared ownership scheme.

Under shared ownership, a purchaser can buy a 35% share for £131,250, paying a subsidised rent on the remaining share.

This structure allows buyers to enter the market with a lower deposit and mortgage requirement, with the opportunity to purchase additional shares over time ("staircasing"), subject to the scheme terms and eligibility criteria.

Please contact PSP Homes Mid Sussex for full details.



##### Out & About...

Bellingham Place lies off Rocky Lane and forms part of 'Foundry Gardens' on the southern fringes of Haywards Heath which itself provides plenty of shopping facilities including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys. The town's social centre is The Broadway, which offers an array of independent and chain pubs, bars & restaurants.

For a Sunday Roast or glass of something chilled you are within walking distance of the Fox & Hounds Pub and for a dose of fresh air you are surrounded by gorgeous open Sussex countryside.

The A272 bypass is easily accessible and provides swift communication links to both the East (A272) and West (A23/M23) of the town.

Haywards Heath's mainline station provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast. The area is well-represented for both state & private schooling.

##### The Specifics...

Title Number: WSX395662

Tenure: Freehold - if purchasing the full 100% share

Leasehold if purchasing the 30% share.

Local Authority: Mid-Sussex District Council

Council Tax Band: C

Subsidised Rent: £739.13p/m

Service Charge: £ 54.80p/m

Housing Provider: Latimer by Clarion Housing Group

Estate Charge: TBC

Managing Agents: HML

Available Broadband Speed: Ultrafast (up to 1000mbps)

Services: Mains gas, water, drainage & electricity (none tested)

