



**14 Roundway, Bolnore Village, Haywards Heath, West Sussex, RH16
4TW**

£1,395 Per Calendar Month

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SPACIOUS APARTMENT WITH GARAGE & JULIETTE BALCONY - This bright and well-presented apartment includes two double bedrooms, spacious open-plan kitchen/living room with distant views of the South Downs and parking. Offered unfurnished and available early April 2025.

The Property

This spacious apartment offers an impressive 23ft dual aspect plan sitting/dining/kitchen room and without doubt the heart of the home, flooded with natural light via the dual aspect and 'Juliet' balcony. The kitchen itself is fully fitted and boasts integrated appliances in the form of an electric oven, gas hob, fridge/freezer, dishwasher and washer/dryer machine.

Both bedrooms are doubles and the master enjoys its own en-suite shower room, fitted wardrobes whilst bedroom two is served by the bathroom with modern white suite.

The property will be decorated and new carpets fitted throughout. Further attributes include gas central heating, double glazing, visitors parking, communal bike store and secure entry phone system.

Location

'Roundway' is a residential close situated off of 'Highbank', in the the sought after 'Village Heights', Bolnore Village. Haywards Heath town centre offers extensive shopping & leisure facilities and lies two miles distant. Haywards Heaths mainline train station is 2.4 miles distant and provides fast and regular services to London (roughly 47 minutes to London Bridge/Victoria), Brighton and Gatwick Airport. By car, these surrounding areas can be easily accessed via the A272 & A23(M) with the latter lying west at Warringliad.

Children from Bolnore Village fall into the catchment area for 'Warden Park' secondary school in the neighbouring village of Cuckfield and there is a regular school bus which runs morning and afternoon. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west. Haywards Heath's town centre provides extensive shopping & leisure facilities including The Orchards Shopping Centre, The Broadway and Waitrose and Sainsbury's Superstores.

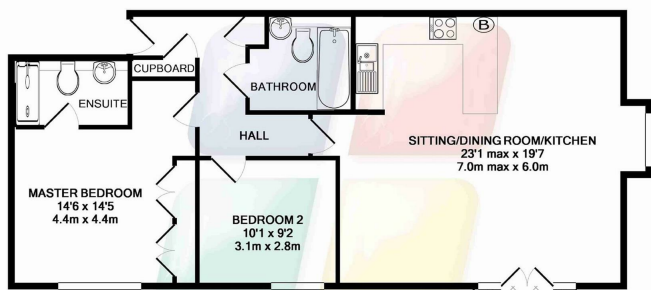
Information

Council Tax Band D; £2336.60 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Fees:

Holding deposit - one weeks rent - £321.92
Deposit - five weeks rent - £1609.61

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.



Plans for illustration purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING BY APPOINTMENT WITH PSP HOMES
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