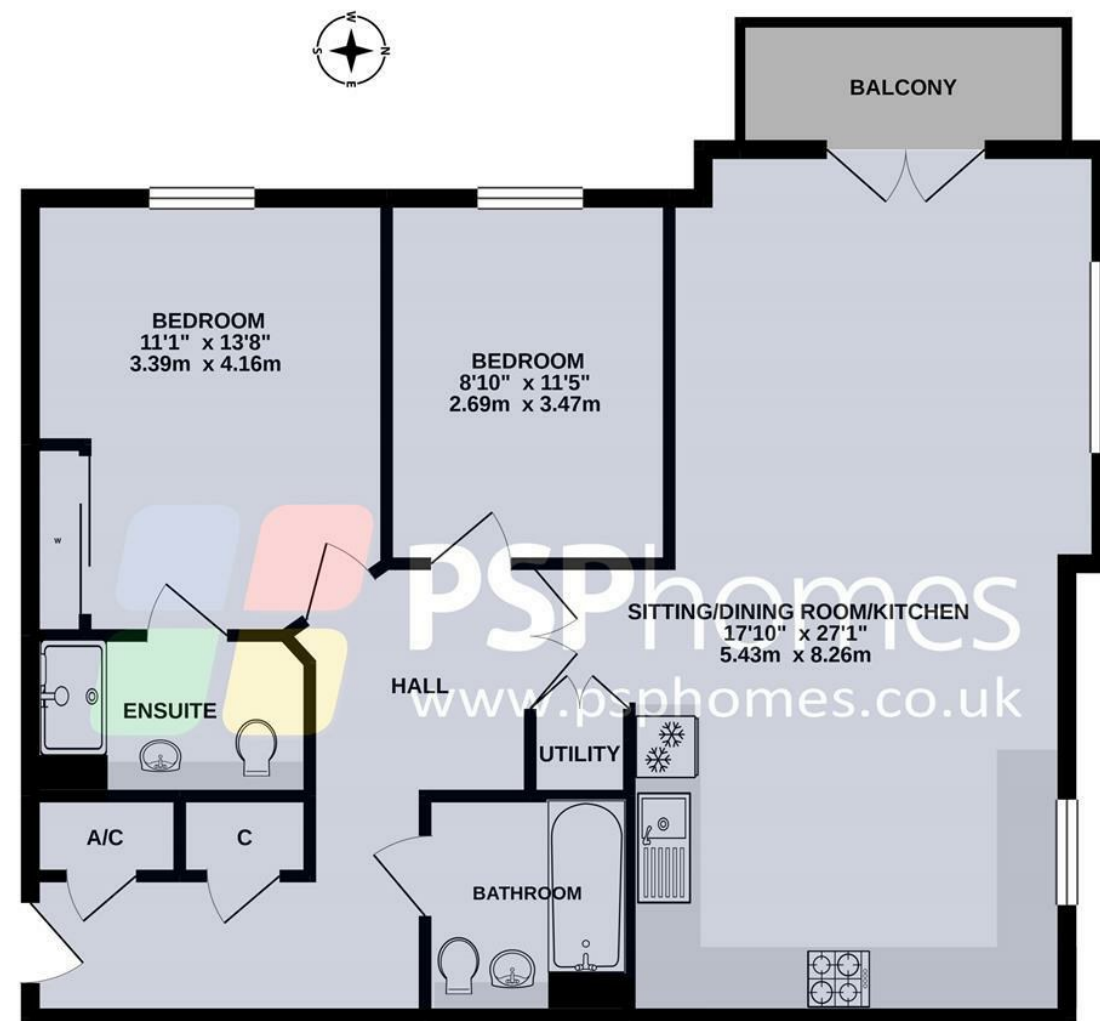
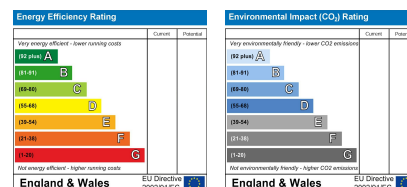


## SECOND FLOOR



TOTAL FLOOR AREA: 909sq.ft. (84.4 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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9 Bentham House Renfields, Haywards Heath, RH16 4WG

Guide Price £325,000 Leasehold

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9 Bentham House Renfields, Haywards Heath, RH16 4WG

Guide Price | £325,000 - £350,000

What we like...

- \* No onward chain
- \* Exceptionally spacious accommodation for a modern apartment.
- \* Balcony providing outside space with westerly aspect.
- \* 15-20 minutes walk to the station, perfect for commuters.
- \* Lovely outlook towards protected woodland.

Guide Price | £325,000 - £350,000

The Apartment. . .

This superb two bedroom, second floor apartment was built in 2016 by Crest Nicholson and boasts exceptionally spacious, light & airy accommodation as well as plenty of privacy, sunny balcony and just a 15-20 mins walk to the station.

The exceptional open plan sitting/dining/kitchen room extends to an impressive 27ft x 17ft (max) and is the hub of the home. There is ample space for living & dining areas and ‘French’ doors lead to the west facing balcony, giving that all important outside space. The balcony enjoys a pleasant outlook over protected woodland.

The kitchen itself is contemporary in style and provides plenty of storage & surface space. There is an integrated fridge/freezer, dishwasher, oven & gas hob with extractor whilst the utility cupboard provides space for a washer/dryer.

Both bedrooms are doubles. The principle enjoys fitted wardrobes and a stylish en-suite shower room whilst the second bedroom is serviced by the modern family bathroom.

The spacious hallway provides plenty of room for a sideboard or bureau and there are two helpful cupboards for storage.

Further attributes include secure telephone entry system, gas fired central heating, double glazing, a high degree of energy efficiency, neutral décor and is offered for sale with no onward chain.

The communal hallways are well kept and there is a lift service which leads down to the allocated underground parking space. There is also additional visitor parking nearby and a secure bike store.



The Location. . .

Bentham House lies on Renfields, which forms part of the popular latest phase of the popular 'Bolnore Village', situated to the northern part of the development, within 15-20 mins walking distance of the town centre & station. One particular benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Bolnore Road and provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins).

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

Further Information. . .

Tenure: Leasehold  
Lease: 125 years from 2016  
Service Charge: £1029.01 for period Jan - June 2025  
Ground Rent: £379.03P.A  
Local Authority: Mid Sussex District Council  
Building insurance £558.72 per annum, due July

NB: We believe this information to be correct however intending purchasers should personally check with the managing agents before proceeding.

