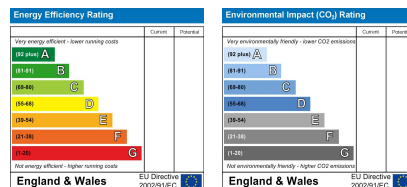


Approx. Gross Internal Floor Area 849 sq. ft / 79.04 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



6 Robertson Drive, Haywards Heath, RH17 7AA

Guide Price £310,000 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 Robertson Drive, Haywards Heath, RH17 7AA

What we like...

- * Built in 2015 to a high specification.
- * Garage & parking.
- * Private entrance.
- * No high service charge.

Guide Price £310,000 - £320,000

The Coach House...

This modern two double bedroom coach house was built by Crest Nicholson in 2016 to form part of the popular ‘Woodside’ development on the eastern fringes of Haywards Heath. A private entrance leads up to the central first floor landing which provides access to all the other accommodation.

The open plan sitting/dining/kitchen is the hub of the home and extends to 21ft with a ‘Juliette balcony’. The kitchen itself is modern and enjoys a range of integrated appliances (fridge/freezer, gas hob, oven, & dishwasher).

Both bedrooms are doubles and served by the stylish family bathroom which is full of natural light via the skylight window. Outside is a garage and parking for up to two cars.

Further attributes include gas central heating, double glazing, and neutral décor. Additionally, as the property is a coach house and not part of a large block, there are no high maintenance charges, making this the ideal first purchase or buy-to-let investment.

The Location

Robertson Drive forms part of 'Woodside' - a development built in 2015 on the south-eastern fringes of Haywards Heath. The relief road is easily accessible and provides swift communication links to both the East (A272) and West (A23/M23) of the town.

Sainsburys Local provides immediate shopping facilities whilst Haywards Heath's town centre is just over a mile distant and offers more extensive facilities including Orchards Shopping Centre, Marks & Spencers, Costa Coffee, Cafe Nero and Victoria Park. The 'social hub' of the town is The Broadway which boasts a range of bars & restaurants including Cote Brasserie, Cafe Rouge, Pizza Express, Zizzi, Prezzo, Orange Square and Idlewild Bar & Kitchen.



STATION: Haywards Heath's mainline station is two miles distant and 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.

Information

Tenure: Leasehold

Lease - 125 years from 1st January 2014

Service Charge: Half Yearly Service Charge -1 Apr 2025 30 Sep 2025 - £321.14

Ground Rent: £250pa

We believe this information to be correct but recommend intending purchasers check personally to satisfy themselves.

Local Authority: Mid Sussex District Council

Council Tax Band: C

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

