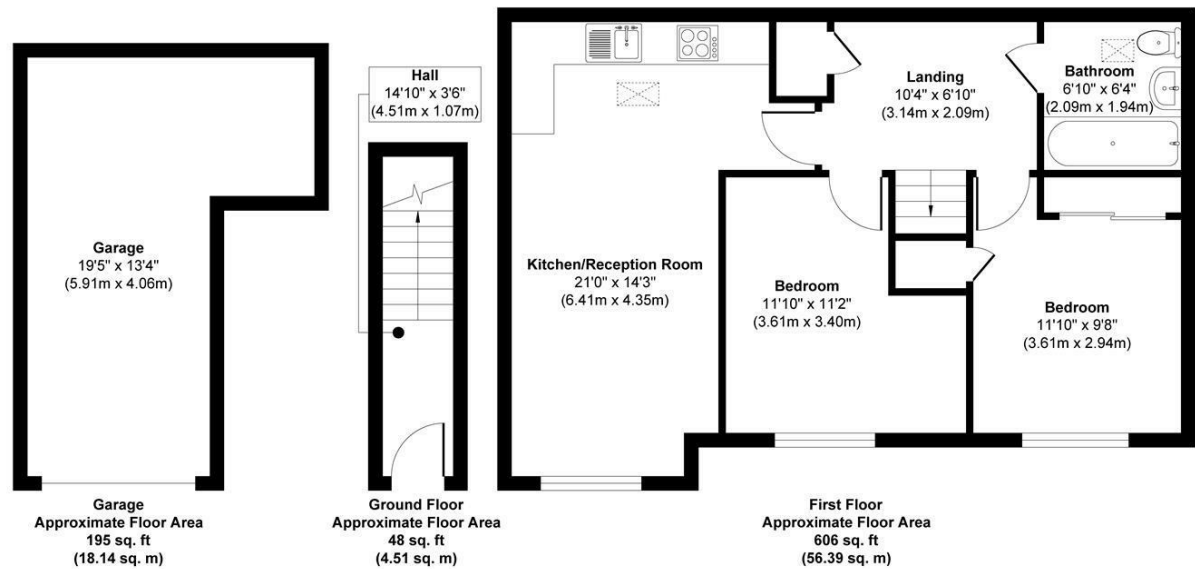
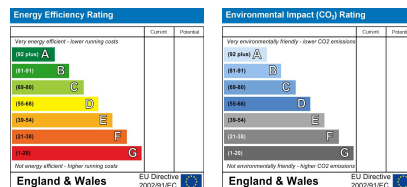




Approx. Gross Internal Floor Area 849 sq. ft / 79.04 sq. m (Including Garage)

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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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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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.

