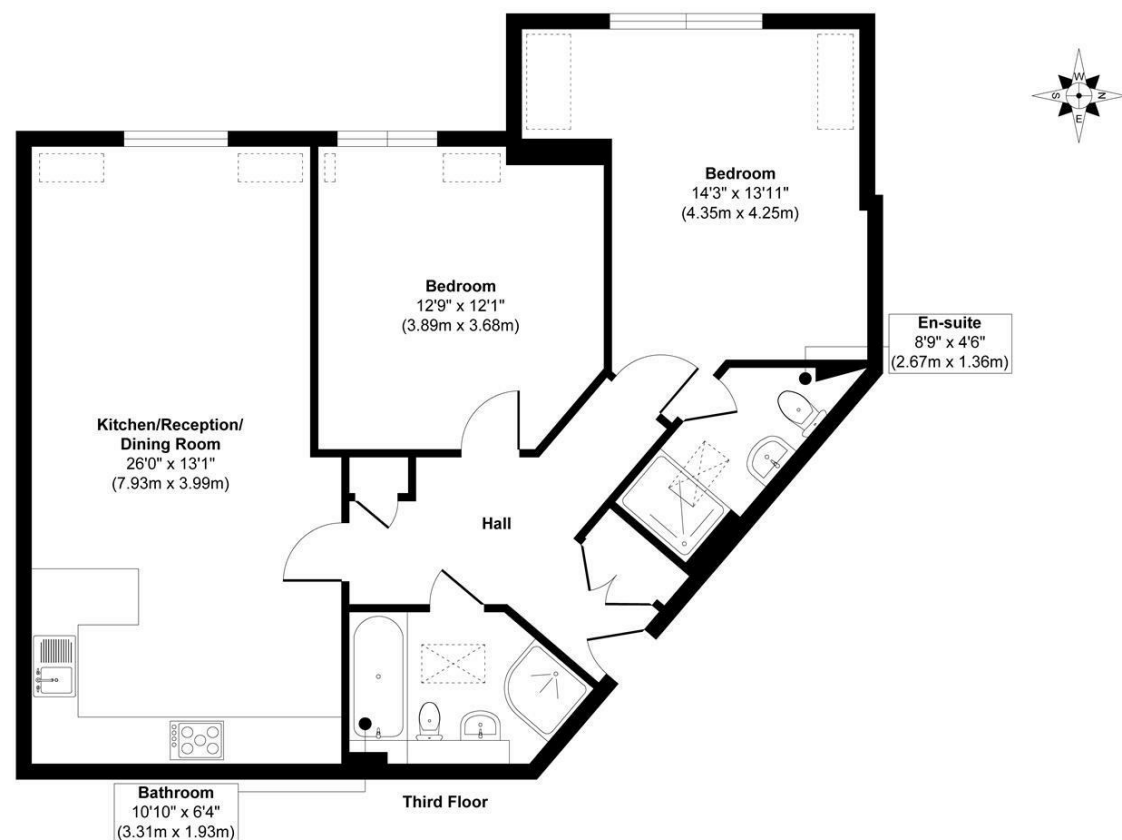


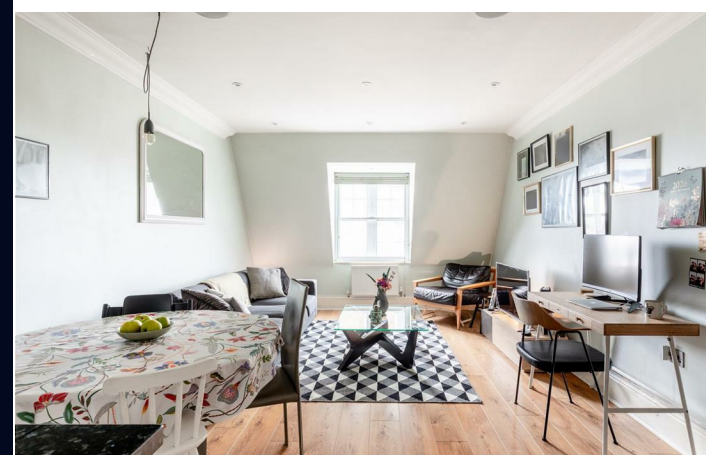
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



**Flat 23, Sussex Gate Sussex Road, Haywards Heath, RH16 4NS**

**Guide Price £300,000 Leasehold**

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Flat 23, Sussex Gate Sussex Road, Haywards Heath, RH16 4NS

Spacious Top Floor Apartment – Over 860 sq ft of accommodation within the sought-after Sussex Gate development (built 2007), with lift service and gated underground parking.

Stylish Open Plan Living – Impressive 26ft x 13ft living/dining space with high ceilings, oak flooring, natural light, and a well-equipped kitchen featuring a central island, breakfast bar, granite worktops, and integrated appliances.

Two Double Bedrooms – Principal bedroom with en-suite shower room and views towards Ashdown Forest; second generous double bedroom served by a large bathroom with separate shower.

Quality Features Throughout – Double glazed sash windows, detailed cornicing, inset ceiling speakers, secure video entry system, and gas central heating.

Prime Town Centre Location – In the heart of Haywards Heath, offering superb convenience with no onward chain.

Guide Price £300,000 - £325,000

The Apartment...

This exceptionally spacious top floor apartment, extending to over 860 sq ft, is situated in the highly sought-after Sussex town of Haywards Heath. Perfectly positioned in the heart of the town centre within the prestigious ‘Sussex Gate’ development, it boasts glorious views, lift service, underground gated parking, and is offered with no onward chain.

Built in 2007, the development is renowned for its quality and attention to detail. The apartment features oak flooring, detailed cornicing, inset ceiling speakers, granite worksurfaces with high-gloss kitchen units, and a secure video entry system. The accommodation also benefits from various useful storage cupboards located in the hallways.

The open-plan living space enjoys superb high ceilings, extends to an impressive 26ft x 13ft, and is flooded with natural light. There is ample room for sitting and dining areas, while the kitchen offers a central island with breakfast bar and a range of integrated appliances.

The principal bedroom is a large double with a wonderful outlook and a stylish en-suite shower room fitted with a ‘waterfall’ shower head. The second bedroom is also a generous double, served by the large bathroom with a separate shower.

Further features include double-glazed sash windows, gas central heating, and lift access.



Apartments of this size and quality in central Haywards Heath are rarely available and an early viewing is highly recommended.

The Location...

Sussex Gate is prominently located on Franklynn Road, right in the heart of Haywards Heath town centre. The area offers a wide range of retail and leisure amenities, including Marks & Spencer, The Orchards Shopping Centre, and popular coffee outlets such as Caffè Nero and Costa Coffee. Waitrose and Sainsbury’s superstores are also close by, while The Broadway provides an excellent mix of bars and restaurants including Wolfox Coffee Roasters, Zizzi, Roccas Italian, The Lockhart Tavern, and Orange Square.

Excellent transport links are available: the A272 to the east and the A23(M) to the west connect easily to the M25 motorway network. Haywards Heath railway station, located approximately 1.3 miles away, sits on the main London-to-Brighton line, offering fast and frequent services to London Victoria and London Bridge (approx. 47 minutes), Brighton, and Gatwick International Airport.

Information...

Tenure: Leasehold  
Lease: 125 years from 1 January 2007  
Service Charge: £2,317 pa January 2025 - December 2025  
Ground Rent: £300 pa  
Ground Rent Review Period: TBC  
Managing Agents: Hunters Estate and Property Management Ltd

