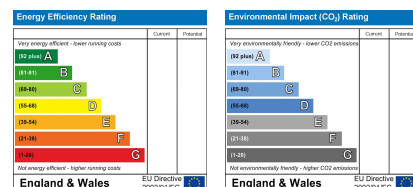


Approx. Gross Internal Floor Area 1212 sq. ft / 112.67 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



2a Commercial Square, Haywards Heath, RH16 1DP

Offers Over £325,000 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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2a Commercial Square, Haywards Heath, RH16 1DP

What we like...

- * A substantial maisonette with numerous possible investment opportunities.
- * Prime location for Haywards Heath's mainline station.
- * Garage
- * Large loft with potential for conversion. Possibility to convert into two flats, STPP.

The Maisonette...

A substantial and rarely available (1,212 sq ft) split-level maisonette, offering generous proportions throughout and ideally positioned for Haywards Heath's mainline train station – making it perfect for commuting professionals or growing families alike.

This spacious home is arranged over two floors and provides well-balanced accommodation with a superb sense of space. The first floor features an impressive 19'2 x 14'11 reception room with bay window, creating a bright and inviting principal living space. A separate 12'10 x 12'9 kitchen offers excellent worktop and storage space, ideal for modern day living, whilst a long entrance hall provides useful circulation and storage potential.

Stairs rise to the second floor where there are three bedrooms comprising two excellent doubles (17'6 x 11'8 and 12'10 x 12'9) and a comfortable single bedroom (11'0 x 7'1), ideal as a nursery, study or guest room. The accommodation is completed by a family bathroom.

The layout offers excellent flexibility, with generous room sizes rarely found in similar properties.

Step Outside...

The property benefits from its own private entrance and garage providing additional convenience in this central location.

Scope/Potential...

The proportions and configuration offer exciting potential for reconfiguration or enhancement, subject to the necessary permissions. There may be scope to open up living areas, modernise the kitchen and bathroom further, or explore loft space possibilities depending on structural feasibility.

Rental Potential...

Based on current market conditions and the property's proximity to the station, we would anticipate a rental figure in the region of £1,450 – £1,650 PCM, subject to presentation and specification.



The Specifics...

Tenure: Leasehold

Lease: 125 years from 29 September 1999

Charges: The leaseholder is responsible for one third of the building's maintenance costs and the buildings insurance, which is typically around £325 per annum.

Council Tax Band: D

Local Authority: Mid Sussex District Council

Please note: Some images have been virtually staged for illustrative purposes. Furnishings and décor shown are computer-generated and may not reflect the current condition of the property.

NB - This information is provided in good faith but we cannot guarantee its accuracy and suggest intending purchasers check this information is checked by a professional before proceeding to exchange of contracts.

The Location...

Commercial Square was once the very heart of Haywards Heath and remains an exceptionally convenient and well-connected address. Positioned just a two-minute walk from Haywards Heath's mainline station, the location is ideal for commuters, with fast and regular services to London Victoria and London Bridge (approximately 47 minutes), Gatwick Airport (around 20 minutes) and Brighton (around 20 minutes).

A Waitrose superstore is moments away, complete with its popular wine bar, while additional everyday amenities include Sainsbury's, the Dolphin Leisure Centre and The Broadway — the town's vibrant social scene with a wide selection of cafés, bars and restaurants. The Orchards Shopping Centre in the town centre is also within easy reach, approximately half a mile away.

By road, the A272 and A23(M) provide swift access to the surrounding Sussex countryside, Brighton and the wider motorway network, with the A23(M) located approximately five miles west at Warninglid/Bolney.

