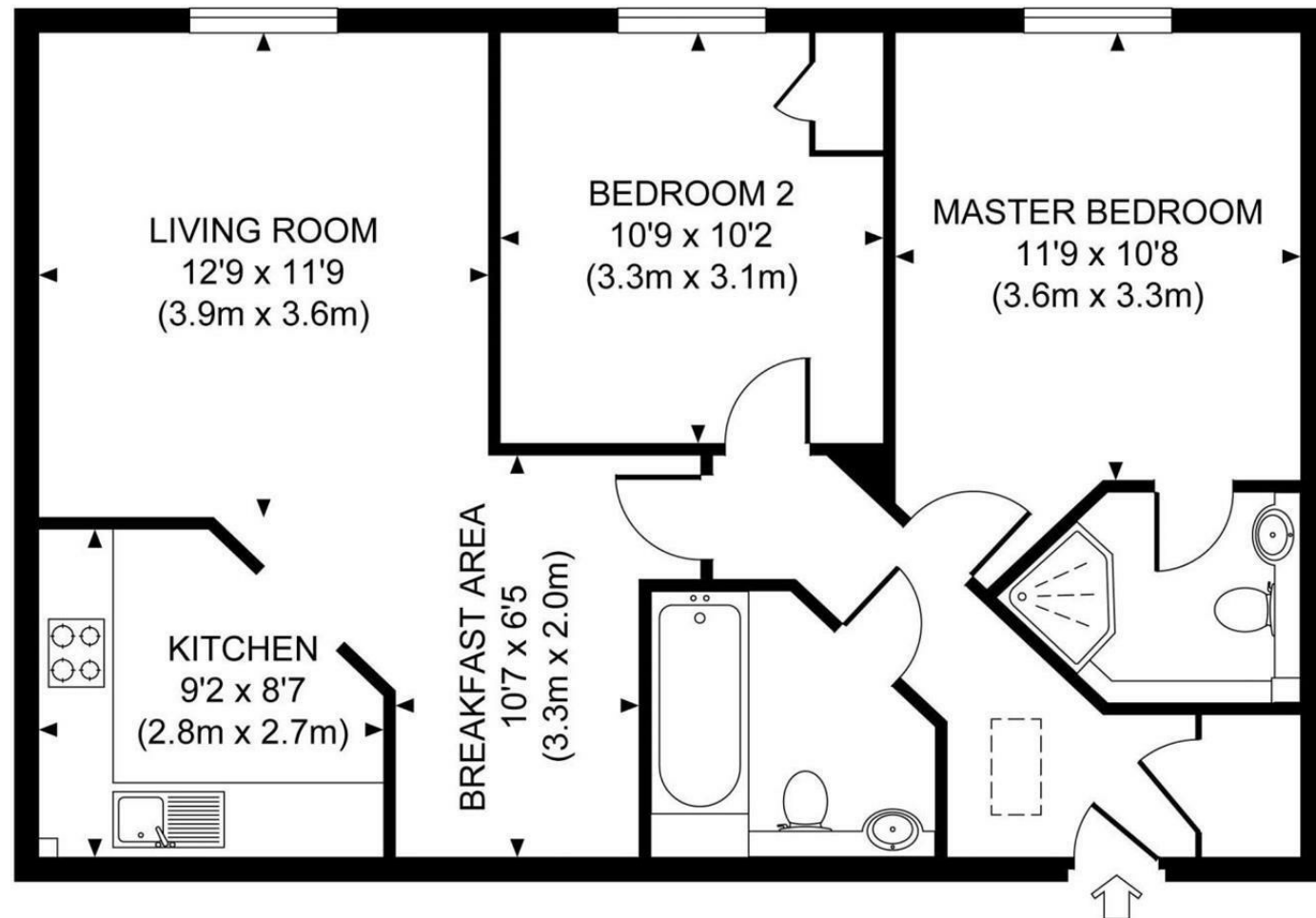
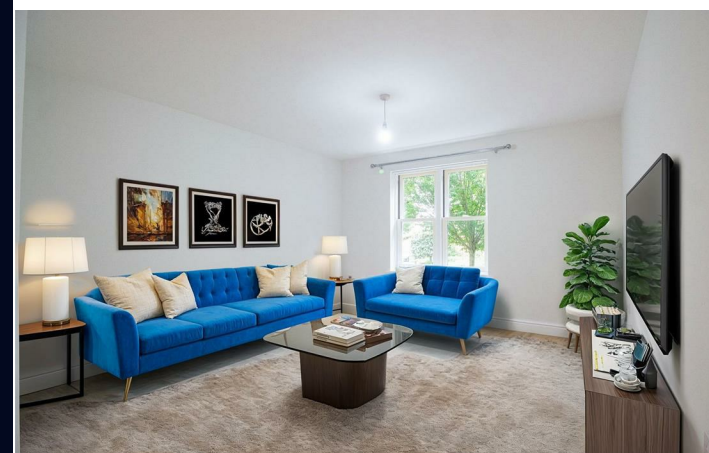
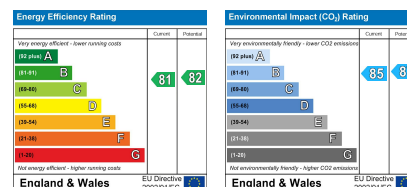


Approximate Gross Internal Area
734 sq ft / 68.2 sq m



SECOND FLOOR



41 Chapman Way, Haywards Heath, West Sussex, RH16 4UL

Offers Over £230,000 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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41 Chapman Way, Haywards Heath, West Sussex, RH16 4UL

Things We Love...

Immaculately presented – recently redecorated throughout and ready to move straight into.

Generous 734 sq ft of accommodation – offering excellent proportions and a practical layout.

Separate kitchen & breakfast area – ideal for everyday living, with a spacious reception room for relaxing and entertaining.

Principal bedroom with en-suite – complemented by a further double bedroom and contemporary bathroom.

Excellent convenience – allocated parking space No. 41, and no onward chain.

The Apartment....

A beautifully presented ground floor apartment extending to approximately 734 sq ft, built in 2012 by the highly regarded developer Charles Church. The property is offered in immaculate order having recently been redecorated throughout.

The property is approached via a good-sized central hallway and comprises a generous living room, providing well-defined sitting and dining areas and creating a comfortable space for both everyday living and entertaining. The separate fitted kitchen is fitted with a range of modern wall and base units and includes an integrated oven, gas hob, extractor, fridge/freezer, washing machine and dishwasher. A useful separate breakfast area provides additional space for dining or flexible use. The accommodation continues with a principal bedroom with en-suite shower room, a further good-sized double bedroom and a contemporary family bathroom.

Further benefits include gas-fired central heating with a combination boiler, double glazing, neutral decoration throughout and a secure telephone entry system. The property is offered with no onward chain.

Outside, there is an allocated parking space, together with additional visitors' parking available nearby.

The Location...

Chapman Way forms part of the popular Kendall Heights development, built by the renowned developer Charles Church and situated off Colwell Road, adjoining Southdowns Park. The development is approximately one mile from Haywards Heath town centre, which offers an extensive range of shops, cafés, bars, restaurants and everyday amenities.

Haywards Heath mainline railway station is approximately 1.8 miles away, providing fast and regular services to London, with journey times of approximately 47 minutes to London Victoria and London Bridge, as well as services to Gatwick Airport and Brighton. The surrounding towns and villages are readily accessible via the A272, while the A23 is accessible to the west via Warninglid, providing links towards Brighton, Crawley and the wider motorway network.



Property Information...

Tenure: Leasehold
Lease: 125 years from 24 November 2011
Service Charge: £2,000 per annum (TBC)
Ground Rent: £300 per annum
Parking: Allocated parking space No. 41
EPC Rating: C
Managing Agents: HML Andertons
Local Authority: Mid Sussex District Council
Council Tax: Band C
Title Number: WSX350836

Leasehold Information Disclaimer

Leasehold Information: The leasehold information provided in these particulars has been supplied by the vendor and/or managing agents and is given for guidance purposes only. Prospective purchasers should instruct their legal advisers to verify the lease term, service charge, ground rent, sinking fund contributions, planned major works, insurance arrangements, lease restrictions and any other leasehold obligations prior to exchange of contracts.

The service charge and any additional contributions may be subject to change, and purchasers should satisfy themselves as to the current and future costs payable under the lease.

The particulars should not be relied upon as a substitute for the legal documentation, management information pack or official replies to enquiries.

