



**Roundway
Haywards Heath, RH16 4TW**

£300,000

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Roundway, Haywards Heath, RH16 4TW

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LOCATION

The property is set within a cul-de-sac, within the highly sought after Bolnore Village, a smart and modern development, to the Southwest of Haywards Heath, although easily accessible to the town. The village offers a good range of facilities, including a centre with a Co-Op convenience store and a few other shops and businesses and a large recreation ground with a community centre. Haywards Heath is a busy town, with excellent communications to London (45 mins) & Brighton (15 mins) by train, and the A23/M23. The town also offers a good range of shopping facilities in and around The Orchards, with a broad selection of bars and restaurants set along The Broadway.

ACCOMMODATION

The property offers great sized accommodation predominantly arranged on the first floor, approached via its own entrance hall & front door on the ground floor. The first floor features a generous hall, with storage cupboards and access to a spacious loft with a light, ladder and boarding. There is a spacious open-plan living room, with full height doors that open onto a Juliette balcony, with plantation shutters, for privacy. This room also features a defined kitchen, with extensive work surfaces, a generous range of floor and wall mounted units and integrated appliances. The master bedroom, boasts fitted wardrobes and a well-equipped en suite, with a further double bedroom or study

and a contemporary family bathroom that comes with underfloor heating.

OUTSIDE

The property is set within a small courtyard within a cul-de-sac and offers a private driveway, set directly in front of the garage. The garage has an open and over door, with both power and lighting and provides sufficient space to park a vehicle and have storage. There is also a side pathway that leads to an external storage cupboard.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 1 January 2006

Service Charge: £1,080 per annum - 50% paid every 6 months (includes building insurance)

Service Charge Review Period: tbc

Ground Rent: £150 per annum

Ground Rent Review Period: tbc

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

6 minute walk



Shops

Co-op Food
15 minute walk



Trains

Haywards Heath
2.5 miles



Airport

Gatwick
14.5 miles



Roads

M23
9.4 miles



Sport & Leisure

The Woodside
10 minute walk



Rental Income

£tbc



Schools

Bolnore Village Primary
Warden Park



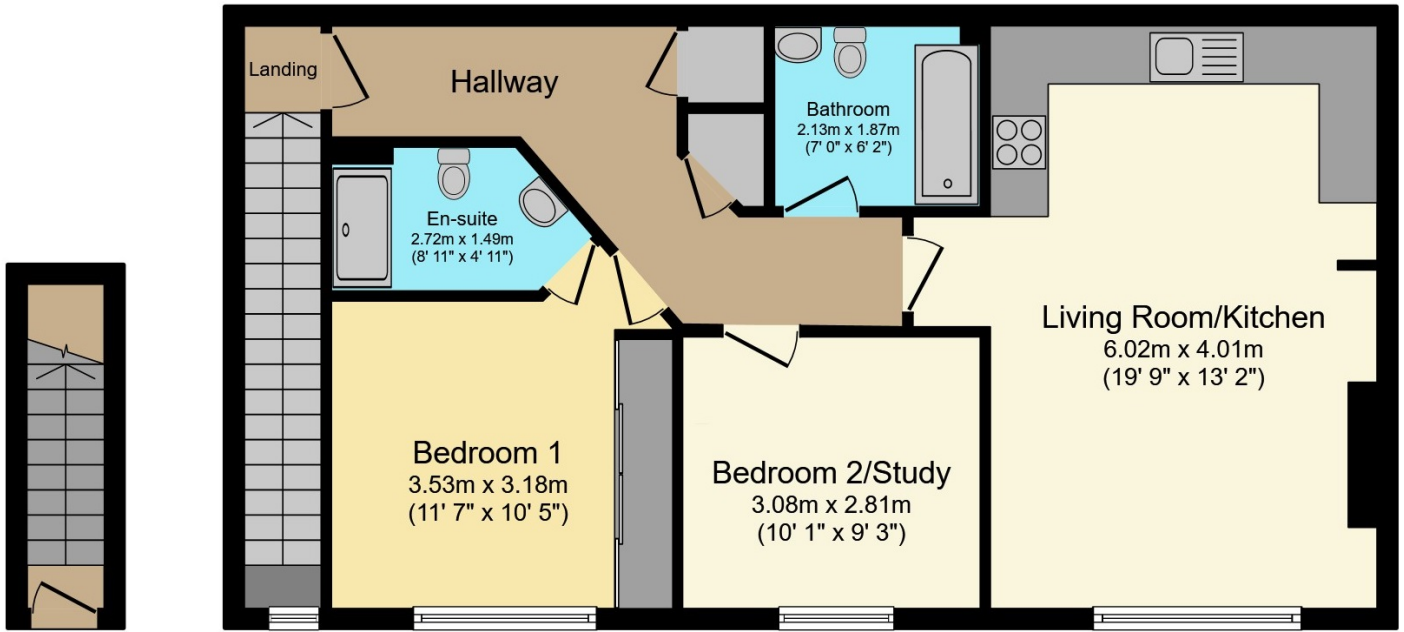
Broadband

Up to 500 Mbps



Council Tax

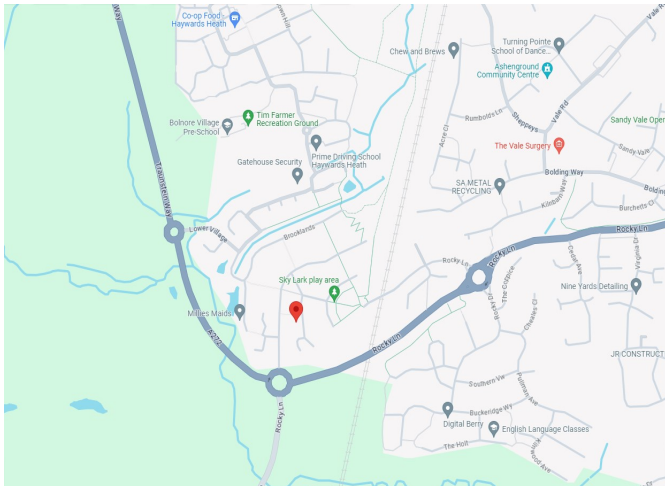
Band D



Ground Floor

First Floor

Map Location



Total Approximate Floor Area
788 sq ft / 73.2 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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