



**Roundway  
Haywards Heath, RH16 4TW**

**Guide Price:  
£315,000**

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### ACCOMODATION

This generously proportioned apartment which has been redecorated throughout, offering stylish and comfortable living, predominantly arranged over the first floor and accessed via its own private entrance on the ground floor.

Step inside to a spacious hallway with handy storage cupboards and access to a large, part-boarded loft which has recently had its insulation upgraded to further enhance the energy efficiency of the property. The heart of the home is a bright and airy open-plan living space featuring full-height doors that open to a charming Juliette balcony, complete with elegant plantation shutters. The modern kitchen area is well-defined and thoughtfully designed, boasting extensive worktops, plenty of fitted units, and integrated appliances.

The primary bedroom enjoys fitted wardrobes and a sleek en suite, while a second double room-ideal as a guest room or home office and is complemented by a stylish family bathroom across the hall.

### OUTSIDE

Located in a quiet courtyard setting within a friendly cul-de-sac. One allocated parking space sits in front of a garage equipped with power and light, offering secure parking and storage. A side path leads to a useful storage cupboard.

### LOCATION

Nestled in the highly sought-after Bolnore Village, this modern development to the southwest of Haywards Heath offers excellent local amenities, including a Co-Op convenience store, independent shops, and a large recreation ground with a welcoming community centre. Haywards Heath itself is a vibrant town with fantastic connections to both London (approx. 45 minutes) and Brighton (approx. 15 minutes) via regular train services, as well as easy access to the A23/M23. Enjoy a wide range of shopping, dining, and leisure options in and around The Orchards and the ever-popular Broadway.

### 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 min walk



### Shops

Co-op  
15 min walk



### Trains

Haywards Heath  
2.5 miles



### Airport

Gatwick  
14.5 miles



### Roads

M23  
9.4 miles



### Sport & Leisure

Woodside centre  
10 min walk



### Rental Income

£ 1,500 pcm



### Schools

Bolnore Village Primary  
Warden Park



### Broadband

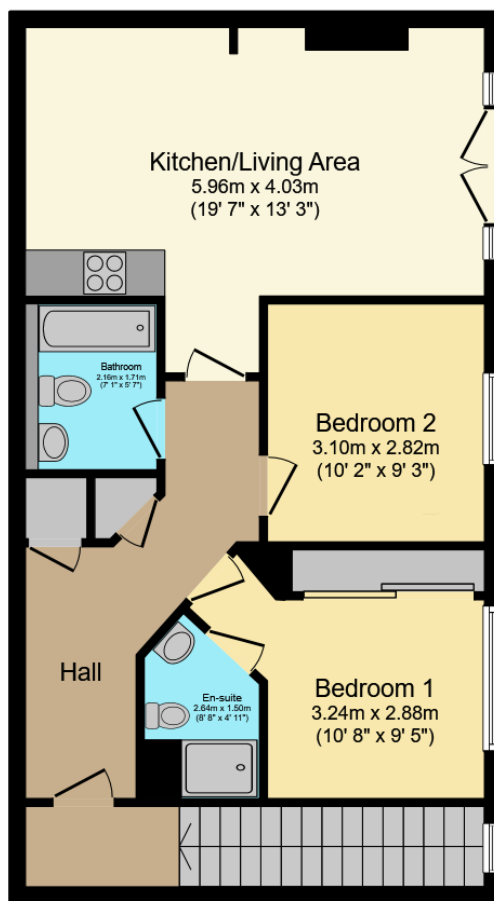
Up to  
1800 Mbps



### Council Tax

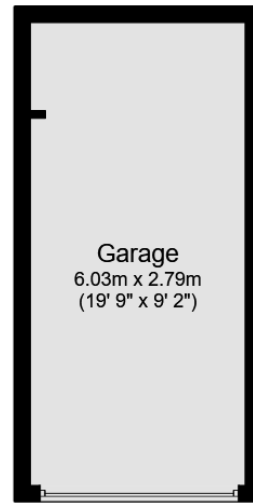
Band D





## Floor Plan

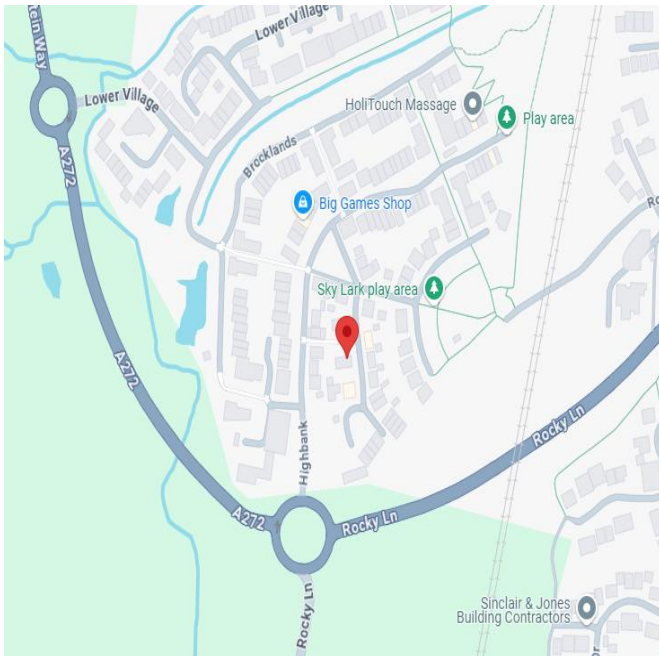
Floor area 66.7 sq.m. (718 sq.ft.)



## Garage

Floor area 16.8 sq.m.  
(181 sq.ft.)

## Map Location



**Total Approximate Floor Area**  
**899 sq ft / 83.5 sq m**

## EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewing arrangements by  
appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



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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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