



3 Woodside
Franklands Village, Haywards Heath, RH16 3UZ



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Guide Price £300,000 Leasehold

This exceptional first floor apartment forms part of a popular block built in 2019 and consists of just 12 luxury properties. The property features a delightful double aspect living/dining/kitchen with a south facing Juliet balcony and complete with fully integrated appliances. The accommodation continues with a large hallway with useful storage cupboard, 2 double bedrooms both with built in wardrobes, an en suite to the main bedroom and a family bathroom. The property has been finished to a high quality and includes feature LEDs, gas heating, double glazed windows, LVT flooring and handleless kitchen doors. Woodside offers residents a communal garden, telephone entry system, bin store and there is an allocated parking space.

Woodside occupies a much favoured quiet location on the south eastern edge of Haywards Heath close to Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the town also offers several parks, a modern leisure complex, a Waitrose and Sainsbury's superstore. The A23 lies 5.7 miles to the west via the recently opened bypass, Gatwick Airport is just over 15 miles to the north and the cosmopolitan city of Brighton and the coast is 14 miles to the south, whilst the South Downs National Park is just a short drive away offering a beautiful natural venue for countryside walking

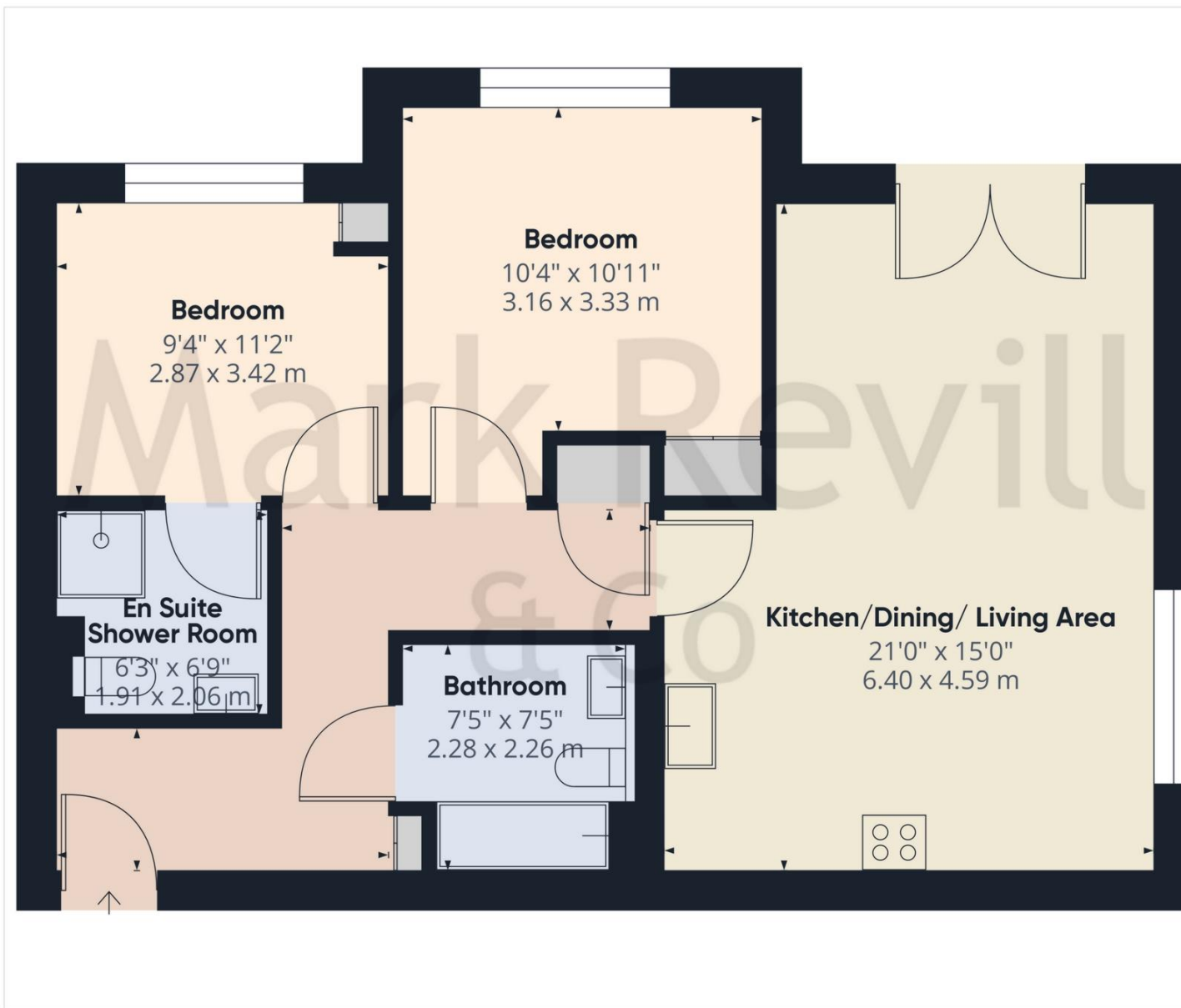
Ground Rent: To be advised.

Service Charge: To be advised.

Lease: To be advised.







Approximate total area[®]

715.15 ft²
66.44 m²

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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