



**Molineux Place, Boltro Road,
Haywards Heath,
RH16 1BF**

Asking Price £290,000

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Road, Haywards Heath,
RH16 1BF**



Situated in a highly sought-after and convenient location, just a short walk from Haywards Heath railway station and the town centre, this well-presented spacious two-bedroom apartment offers an excellent combination of generous accommodation, modern living and superb commuter convenience.

The property opens into a welcoming entrance hall, leading through to a particularly bright and spacious living room. A Juliet balcony provides an attractive feature, allowing natural light to fill the room and creating a lovely space in which to relax or entertain.

The adjoining modern kitchen is well-appointed with a range of fitted units complemented by integrated appliances, and provides a practical and stylish space for everyday living.

There are two generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room and fitted wardrobes. A separate family bathroom serves the second bedroom and wider accommodation.

Further benefits that set this apartment apart from others include an allocated parking space, secure bike storage and, importantly, a share of the freehold. The location is a particular highlight, with Haywards Heath railway station within easy walking distance, providing excellent commuter links, whilst the town centre and its comprehensive range of shops, restaurants and everyday amenities are also readily accessible.

Offering spacious accommodation, two bathrooms, allocated parking and a share of the freehold in such a convenient location, this is an excellent opportunity for first-time buyers, commuters, investors or those looking to downsize.

**Tenure: Share of Freehold
Lease: 999 years
Service Charge: £1,700 pa
Ground Rent: Peppercorn**

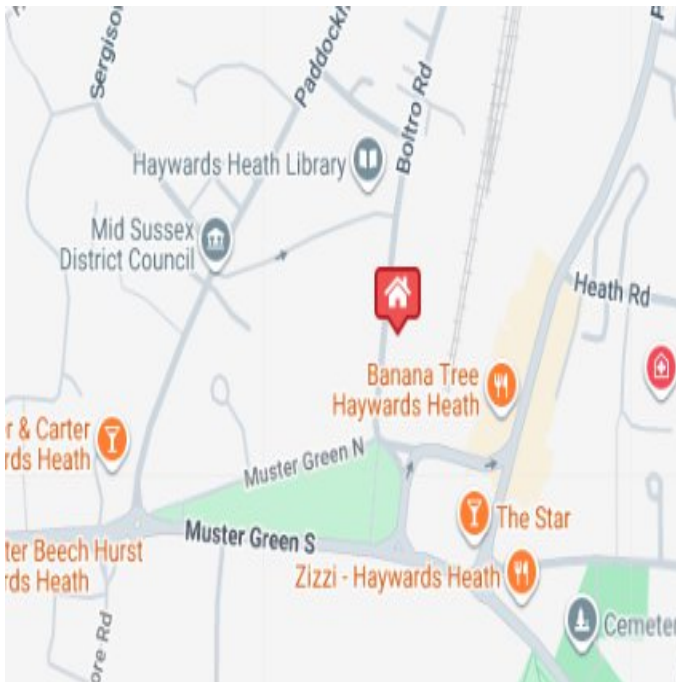




Scan here for a digital
copy of the details.



Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 no 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.