



FLAT 1, WOODSIDE, REED POND WALK, FRANKLANDS VILLAGE,  
HAYWARDS HEATH

GUIDE PRICE  
£360,000





## FLAT 1

WOODSIDE, REED POND WALK,  
FRANKLANDS VILLAGE, HAYWARDS HEATH

AN INCREDIBLY SPACIOUS TWO BEDROOM, TWO BATHROOM FLAT WITH LARGE PRIVATE TERRACE, TWO ALLOCATED PARKING SPACES AND LONG LEASE REMAINING. THIS PROPERTY HAS A WONDERFUL CONTEMPORARY FEEL AND IS IDEALLY LOCATED CLOSE TO THE TOWN CENTRE AND PRINCESS ROYAL HOSPITAL.  
COUNCIL TAX BAND: B

TENURE: LEASEHOLD

- LARGE GROUND FLOOR FLAT OF 768 SQ\_FT
- MASTER BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- SECOND DOUBLE BEDROOM & BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE ASPECT LIVING ROOM WITH PATIO DOORS TO LARGE PRIVATE TERRACE
- LARGE PRIVATE WEST FACING TERRACE & COMMUNAL GARDEN
- TWO ALLOCATED PARKING SPACES AND BIKE STORAGE ON SITE
- EPC RATING B & COUNCIL TAX £1,733.2
- LONG LEASE REMAINING & SERVICE CHARGE OF £1,533.20 PA





#### **KITCHEN & LIVING ROOM**

20' 11" X 15' 6" (6.38M X 4.72M)

SPACIOUS OPEN PLAN INTEGRATED KITCHEN AND LIVING ROOM.

#### **MASTER BEDROOM**

9' 9" X 11' 0" (2.97M X 3.35M)

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.

#### **SECOND BEDROOM**

12' 8" X 10' 10" (3.86M X 3.30M)

GOOD SIZE DOUBLE BEDROOM CURRENTLY BEING USED AS A HOME OFFICE AND HOBBY ROOM.

#### **MASTER EN-SUITE SHOWER ROOM**

STYLISH EN-SUITE SHOWER ROOM WITH CORNER SHOWER, HEATED TOWEL RAIL, CERAMIC WASH BASIN AND WC.

#### **BATHROOM**

MODERN FAMILY BATHROOM, HALF TILED WITH SHOWER OVER BATH, HEATED TOWEL RAIL, CERAMIC WASH BASIN AND WC.

#### **GARDEN**

LARGE PRIVATE WEST FACING PATIO TERRACE WITH ACCESS OFF THE LIVING ROOM AND USE OF COMMUNAL GARDENS.

#### **ALLOCATED PARKING**

2 PARKING SPACES

THERE ARE TWO, NUMBERED AND ALLOCATED PARKING SPACES.





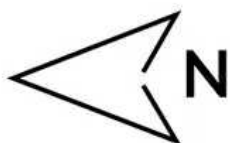
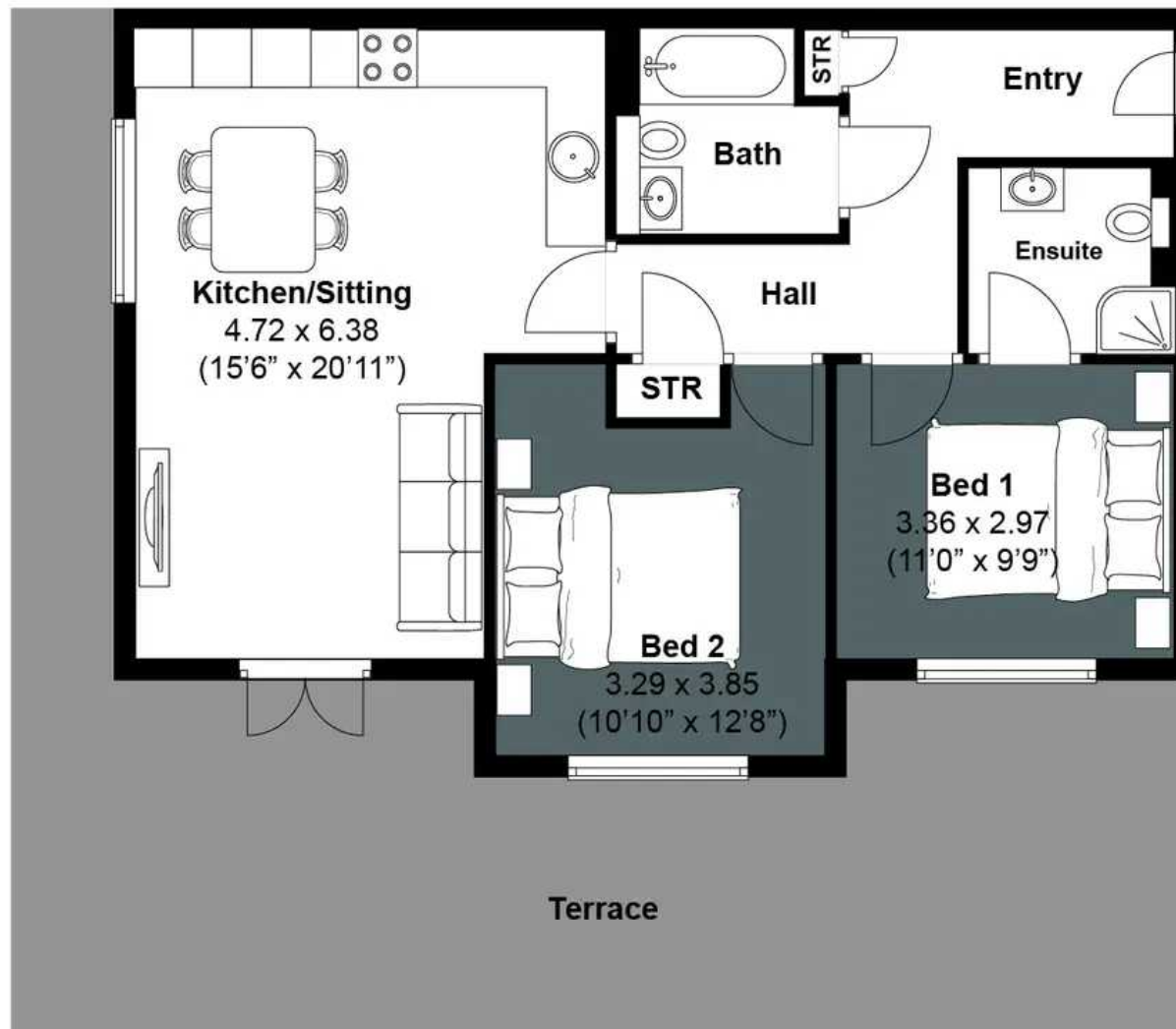
# Franklands Village, Haywards Heath

Approximately 71.4 sqm (768 sqft)



## CARROLL

ESTATE AGENTS



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



## CARROLL ESTATE AGENTS

10 BLUEBIRD GROVE, HAYWARDS HEATH - RH17 5NF

07962306496 • [INFO@CARROLLPROPERTY.CO.UK](mailto:INFO@CARROLLPROPERTY.CO.UK) • [CARROLLPROPERTY.CO.UK](http://CARROLLPROPERTY.CO.UK)

