



THE
ASPEN
HAYWARDS HEATH



THE ASPEN HAS BEEN SKILFULLY CRAFTED TO CREATE A SELECTION OF CONTEMPORARY EXECUTIVE APARTMENTS IN CENTRAL HAYWARDS HEATH. IDEALLY POSITIONED AROUND 500 METERS FROM THE MAINLINE TRAIN STATION AND HIGH STREET.

WWW.THEASPEN.CO.UK

WELCOME TO HAYWARDS HEATH

JUST 40 MILES AND 45 MINUTES BY TRAIN FROM CENTRAL LONDON, AND EVEN CLOSER TO THE BOHEMIAN BOUTIQUES AND BEACHES OF BRIGHTON, YOU'RE NEVER FAR FROM THE ACTION AT HAYWARDS HEATH. YET AT THE SAME TIME, YOU'LL ENJOY A DELIGHTFUL SUSSEX LOCATION, CLOSE TO THE WEALD, THE SOUTH DOWNS AND THE OUSE VALLEY, WITH NONE OF THE CITY STRESS.

Add in a choice of Ofsted 'Good' rated schools, and great local shops and entertainment, and you have the ideal location to set up home and raise a family.

Haywards Heath is well served with local facilities and has a good range of independent shops along with the more familiar chain stores. There is a choice of a number of stores including Waitrose, Sainsburys, Marks & Spencers and Tesco Express.

With a population of around 30,000 (census 2021) the town is a commuter town, with many people working in London, Brighton, Crawley or at Gatwick Airport, which is only 13 miles away. The town lies 36 miles south of London and 14 Miles north of Brighton.

'The Broadway' provides a good choice of Bars and restaurants in the evenings and Clair Hall provides a great venue for many concerts and social events. The Dolphin Leisure Centre has good facilities and a swimming pool.

There are many sports clubs in the town and the neighbouring area, including a good choice of golf clubs. The Princess Royal Hospital is located on the edge of the town.

PARK LIFE

Victoria Park provides an expansive area for recreation, Borde Hill Gardens and Beech Hurst Gardens provide a delightful environment throughout the seasons for Green fingered enthusiasts.

GREAT SCHOOLS

Oathall Community College is the main secondary school for the town. There are also private schools at Great Walstead, Hurst and Burgess Hill for Girls close by.





THE ROOFTOP COLLECTION AT THE ASPEN OFFERS A SELECTION OF 2 & 3 BEDROOM APARTMENTS WITH OPEN AND EXPANSIVE LIVING SPACES ENJOYING ELEVATED VIEWS AND STUNNING TERRACES.

EACH APARTMENT FEATURES CONTEMPORARY FULLY INTEGRATED HANDLESS KITCHENS WITH SOFT CLOSE CABINETS AND QUARTZ WORKTOPS.





SPECIFICATION

KITCHENS

- Contemporary Handleless Kitchens
- Clerkenwell Marine Blue soft-close cabinets
- Quartz worktops with splashbacks & upstands
- Stainless steel sink & mixer tap
- Bosch fan oven
- Bosch induction hob
- SMEG Extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

FLOORING

- Wood effect floor to main living room and kitchen
- Carpet to the bedrooms
- Tiled flooring to bathrooms & ensuites

BATHROOM & ENSUITES

- Ceramic tiled floors and part tiled walls
- Basin with vanity unit
- Fitted mirrors
- Contemporary bath & shower design

GENERAL

- Electric central heating with radiators
- Allocated car parking space
- EV charging facility
- Visitors parking
- Passenger lift to all floors
- PVC double glazed windows and sliding doors to balconies
- 10 year Advantage warranty
- Varying sized outdoor spaces
- Cycle storage
- Video phone entry system



FIFTH FLOOR PLAN

APARTMENT 77

Living Space	6.2 x 6.0	20.3 x 19.6
Bedroom 1	6.0 x 3.5	19.6 x 11.4
Bedroom 2	3.5 x 4.6	11.4 x 15.09
TOTAL	82.5m²	888ft²

APARTMENT 78

Living Space	4.8 x 6.7	15.7 x 21.9
Bedroom 1	2.8 x 5.2	9.1 x 17.0
Bedroom 2	3.1 x 4.1	10.17 x 13.4
TOTAL	73m²	786ft²

APARTMENT 79

Living Space	5.7 x 5.4	18.7 x 17.7
Bedroom 1	3.6 x 4.9	11.8 x 16.0
Bedroom 2	3.7 x 2.8	12.1 x 9.1
Bedroom 3	2.9 x 3.8	9.5 x 12.4
TOTAL	95.9m²	1,032ft²

APARTMENT 80

Living Space	5.3 x 6.6	17.3 x 21.6
Bedroom 1	4.4 x 3.3	14.4 x 10.8
Bedroom 2	3.8 x 2.6	12.4 x 8.5
TOTAL	78.7m²	847ft²

APARTMENT 81

Living Space	5.9 x 8.8	19.3 x 28.8
Bedroom 1	3.3 x 4.9	10.8 x 16.0
Bedroom 2	3.8 x 2.3	12.4 x 7.5
Bedroom 3	3.6 x 3.8	11.8 x 12.4
TOTAL	115.2m²	1,240ft²

APARTMENT 82

Living Space	4.4 x 6.6	14.4 x 21.6
Bedroom 1	3.2 x 3.8	10.4 x 12.4
Bedroom 2	3.7 x 2.1	12.1 x 6.8
TOTAL	69.9m²	751ft²

APARTMENT 83

Living Space	6.3 x 4.6	20.6 x 15.0
Bedroom 1	4.0 x 3.2	13.1 x 10.4
Bedroom 2	4.0 x 2.1	13.12 x 6.8
TOTAL	72.2m²	777ft²





SIXTH FLOOR PLAN

APARTMENT 84

Living Space	6.1 x 6.6	20.0 x 21.6
Bedroom 1	5.9 x 3.6	19.3 x 11.8
Bedroom 2	4.8 x 3.5	15.7 x 11.4
TOTAL	82.5m²	888ft²

APARTMENT 85

Living Space	6.7 x 4.8	21.9 x 5.7
Bedroom 1	5.0 x 2.8	16.4 x 9.1
Bedroom 2	3.1 x 4.1	10.1 x 13.4
TOTAL	73m²	786ft²

APARTMENT 86

Living Space	5.6 x 5.8	18.3 x 19.0
Bedroom 1	4.9 x 3.4	16.0 x 11.1
Bedroom 2	3.8 x 2.9	12.4 x 9.5
Bedroom 3	3.8 x 2.8	12.4 x 9.1
TOTAL	95.9m²	1,032ft²

APARTMENT 87

Living Space	5.3 x 6.8	17.3 x 22.3
Bedroom 1	4.5 x 3.3	14.7 x 10.8
Bedroom 2	2.5 x 3.8	8.2 x 12.4
TOTAL	78.7m²	847ft²

APARTMENT 88

Living Space	5.9 x 8.8	19.3 x 28.8
Bedroom 1	4.9 x 3.4	16.0 x 11.1
Bedroom 2	3.9 x 2.3	11.8 x 12.4
Bedroom 3	3.6 x 3.8	12.7 x 7.5
TOTAL	115.2m²	1,240ft²

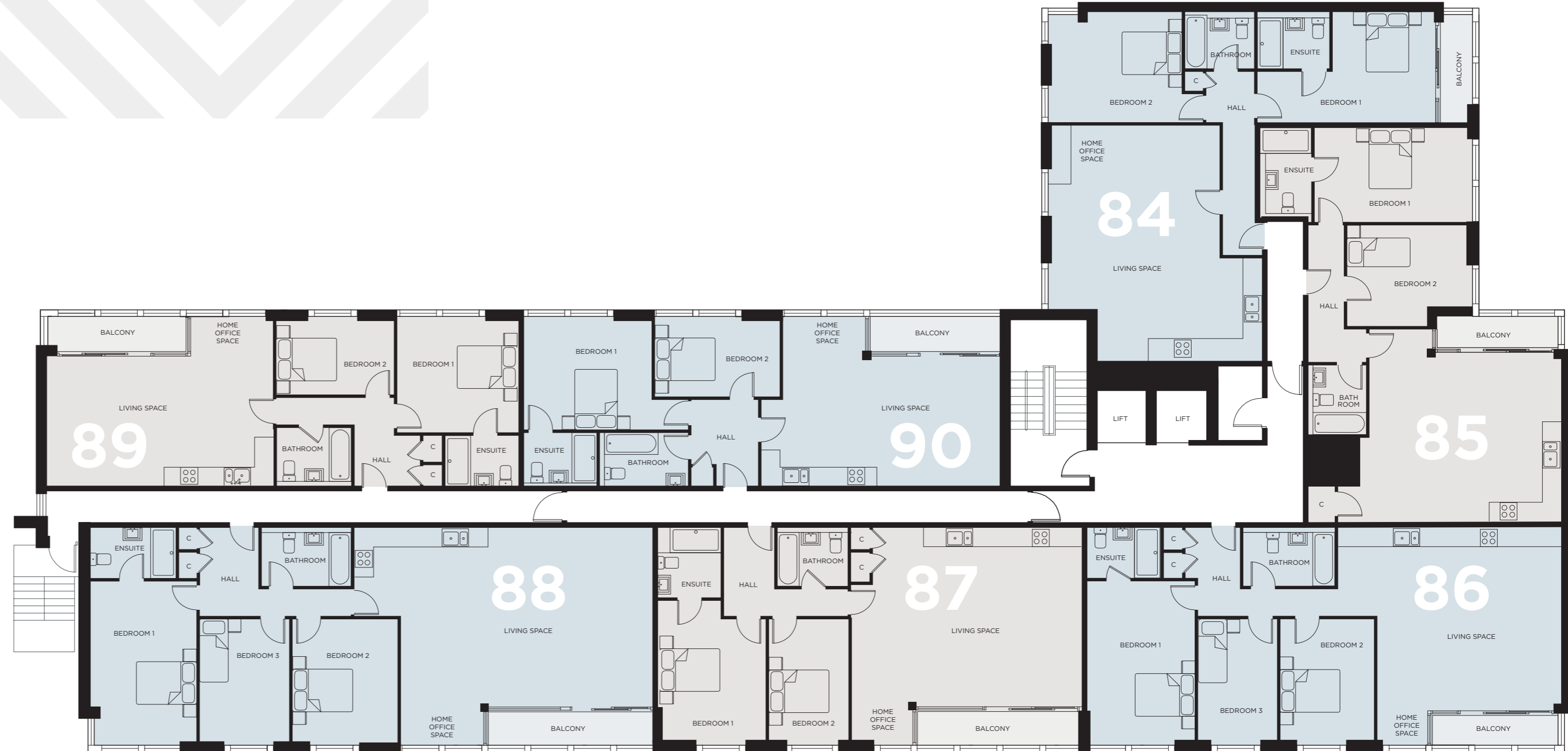
APARTMENT 89

Living Space	4.4 x 6.6	14.4 x 21.6
Bedroom 1	3.2 x 3.8	10.4 x 12.4
Bedroom 2	3.7 x 2.1	12.1 x 6.8
TOTAL	69.9m²	751ft²

APARTMENT 90

Living Space	7.4 x 4.6	24.2 x 15.0
Bedroom 1	4.0 x 3.0	13.1 x 9.8
Bedroom 2	3.9 x 2.2	12.7 x 7.2
TOTAL	72.2m²	777ft²

Please Note: All floor plans and measurements are approximate and for illustrative purposes only.





WITH PASSENGER LIFT TO ALL FLOORS
EACH APARTMENT BENEFITS FROM A
FULLY INTEGRATED KITCHEN, LUXURY
BATHROOMS & ENSUITE SHOWER ROOMS.

WOOD EFFECT FLOORING TO LIVING SPACES
WITH LUXURY CARPETS TO BEDROOMS &
TILED FLOORING TO BATHROOMS.

THE APARTMENTS ENJOY ALLOCATED
PARKING WITH FURTHER VISITORS
PARKING, ELECTRIC CHARGING FACILITIES
AND CYCLE STORE



HAYWARDS HEATH

EASY COMMUTE

HAYWARDS HEATH RAILWAY STATION IS APPROXIMATELY 500 METRES FROM THE ASPEN AND PROVIDES AN EXCELLENT TRAIN SERVICE TO LONDON IN APPROXIMATELY 45 MINUTES, MAKING IT AN EASY COMMUTE.

TRAIN TIMES

HAYWARDS HEATH TO BRIGHTON	14 MINUTES
HAYWARDS HEATH TO LONDON VICTORIA	45 MINUTES
HAYWARDS HEATH TO GATWICK	11 MINUTES
HAYWARDS HEATH TO LEWES	14 MINUTES

THE DEVELOPER



AS ONE OF THE LEADING PROPERTY DEVELOPERS FOR INVESTORS, WE'RE KNOWN FOR DELIVERING ON A RANGE OF RESIDENTIAL AND COMMERCIAL PROJECTS ACROSS SUSSEX.



DELIVERY

WE OPERATE A LEAN DELIVERY MODEL VIA OUR IN-HOUSE CONSTRUCTION DIVISION. WE EMPLOY OUR OWN CONSTRUCTION MANAGEMENT TEAM AND TAKE FULL RESPONSIBILITY FOR ALL PROCUREMENT. THIS ENABLES US TO HAVE COMPLETE CONTROL OF COSTS AND DELIVERY OF EACH SCHEME WE ACQUIRE.



REPUTATION

WE HAVE AN EXCELLENT TRACK RECORD OF DELIVERING ON BOTH ACQUISITIONS AND PROVIDING HIGH QUALITY HOMES. WE'VE GAINED THE TRUST OF OUR PROFESSIONAL PARTNERS, WHO ARE WILLING TO ASSIST WITH DUE DILIGENCE SWIFTLY AND ENABLING US TO ACT ON NEW OPPORTUNITIES QUICKER THAN OUR COMPETITORS.



EXCLUSIVITY

AS THE GO TO PROPERTY DEVELOPER FOR AGENTS, WE STAY WEEKS AHEAD OF OUR COMPETITION WITH FIRST REFUSAL ON MANY RESIDENTIAL AND COMMERCIAL ACQUISITIONS ACROSS THE SOUTH EAST. WE CONSISTENTLY KEEP TO OUR AGREED EXCHANGE AND COMPLETION TIMESCALES, AND NOW HAVE A VAST NETWORK OF INDUSTRY CONTACTS.

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ALL ENQUIRIES



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