



4 Highfield Court, Church Road, Haywards Heath, West Sussex RH16 3PA

£250,000

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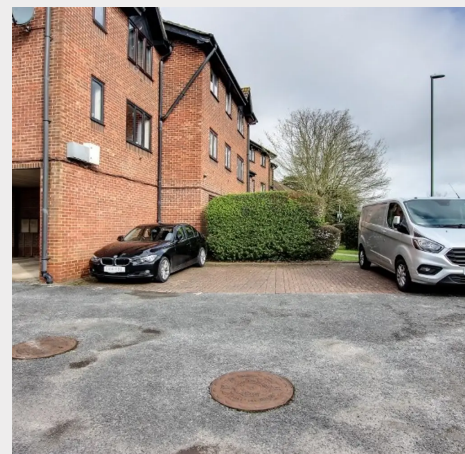


**MANSELL
McTAGGART**
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A newly refurbished 2 bedroom ground floor flat with 2 allocated parking spaces located on the edge of the town centre within 150 yards of the Orchards Shopping Centre close to the Broadway, Clair Park and railway station.

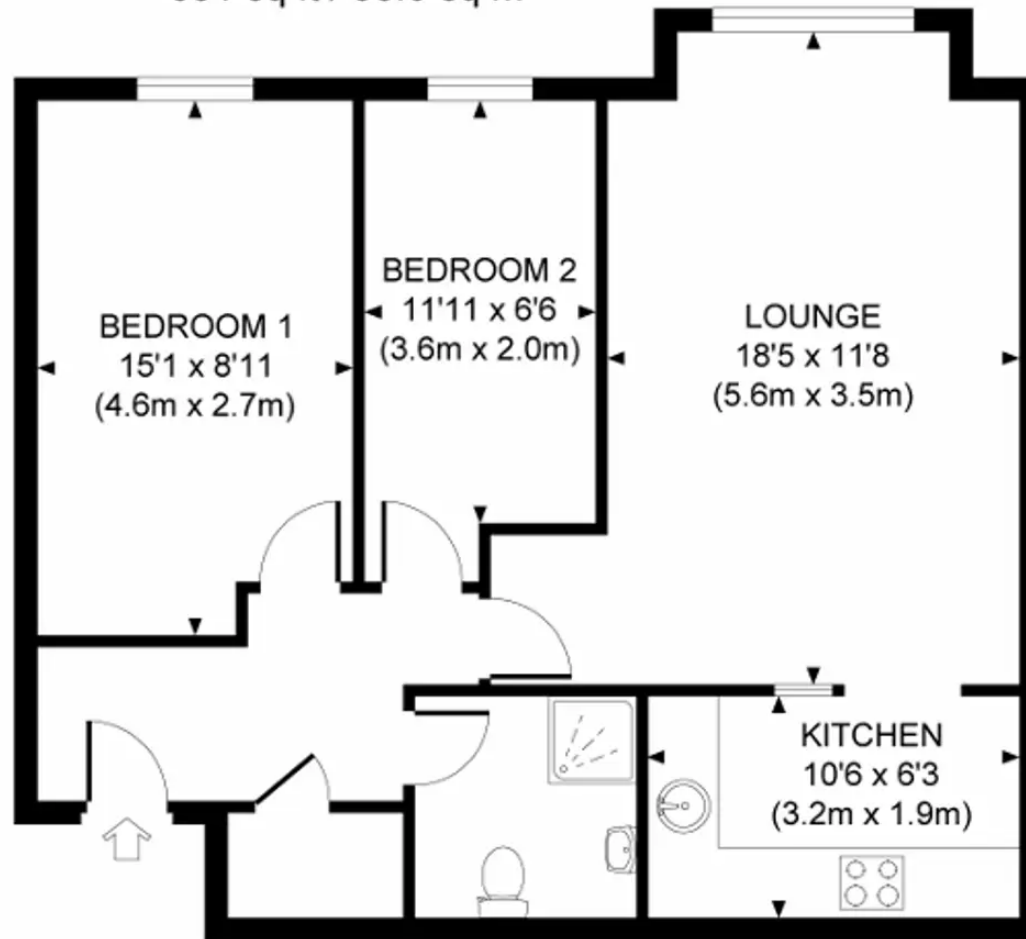
- For sale with immediate vacant possession
- Newly fitted kitchen with some integrated appliances
- Airing cupboard with washer/dryer
- Newly fitted shower room with contemporary style suite
- New carpets and redecorated throughout
- 2 allocated parking spaces (could be easily rented out for £50 – £100 each per month)
- Part of a small block of just 22 properties
- Secure entry system with intercom to building
- Perfect location – close to the main shops and cafes, restaurants and bars in the Broadway
- Close to Victoria and Clair Parks
- 10 mins walk to railway station via Clair Park
- EPC: E Council Tax Band: C
- **Tenure:** the current lease was for 125 years from 25.03.1988 and the owners have started the process of extending the lease
- **Ground rent:** currently £95 per year and will change with a new lease
- **Service charge:** £1260 per year (inc. buildings insurance and contributions to the reserve fund)
- **Managing agents:** HML group T: 0208 662 8800
E: accounts@hmlgroup.com



Highfield Court is located on the corner of Church Road and Hazelgrove Road, just on the north/eastern corner of the town centre adjacent to the Orchards shops. All the town's shops are within a few minutes walk and the Broadway is also close by with its numerous restaurants, cafes and bars. The hospital is within a 15 minute walk and there are several primary schools within easy reach. Children from this side of town go onto Oathall Community College, which has its own farm in neighbouring Lindfield (0.75 miles distant). The railway station is also 0.75 miles distant and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins). By road, access to the major surrounding areas can be gained via the A/M23 which lies approximately 5 miles to the west at Bolney. The town has numerous open spaces and the property is particularly close to Clair Park, Victoria Park and Muster Green.



Approximate Gross Internal Area
631 sq ft / 58.6 sq m



Mansell McTaggart Haywards Heath

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