



**14 Trevelyan Place, Heath Road, Haywards Heath
West Sussex RH16 3AZ**

LEASEHOLD

Guide Price
£250,000 – £265,000



**MANSSELL
McTAGGART**
Trusted since 1947



A top floor 2 bedroom, 2 bathroom, double aspect apartment in this gated town centre complex close to the Orchards shopping centre, the Broadway's restaurants, cafes and bars, Clair Park and the railway station.

- Top floor flat enjoying west and north aspects
- Desirable gated complex in prime town centre location
- 5-10 mins' walk to the main town centre, restaurants, bars and railway station
- Allocated parking space directly outside
- For sale in clean and tidy order but would benefit from some cosmetic updating
- Sitting room with feature fireplace - Separate kitchen with window
- Master bedroom with fitted wardrobes and en-suite shower room
- Second bedroom with fitted wardrobes and second bathroom
- EPC: C Council Tax Band: D



Tenure: leasehold, 125 years from 01.05.1999.

Ground rent: Currently now £323.48 per annum (reviewed every 21 years)

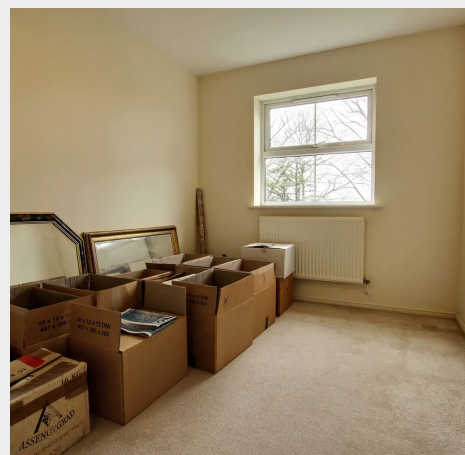
Service charge: for the 6 month period until May 2023 is £652.17

Managing agents: First Port Property Services. Call 0333 3214080

Trevelyan Place is located on the southern side of Heath Road which runs between the Broadway and Oathall Road on the northern edge of the main town centre. The Broadway with its numerous restaurants, cafes and bars and all shops are within a few minutes' walk and there are several primary schools within easy reach. There is also a 6th form college and leisure centre.

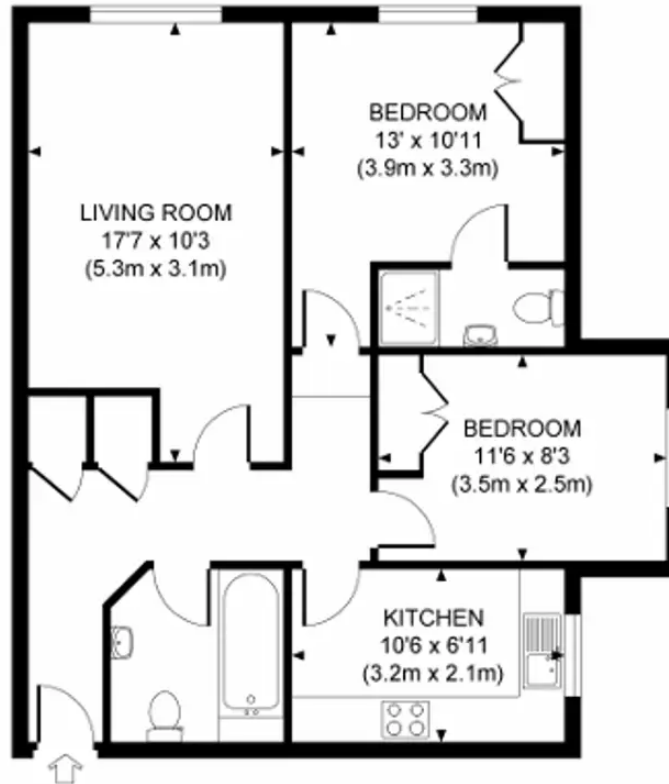
The mainline station is approximately 0.5 miles away and offers fast and regular services to London (Victoria/London Bridge both 47 minutes), Gatwick Airport and the South Coast (Brighton 20 minutes).

By road, access to the major surrounding areas, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10A).





Approximate Gross Internal Area
646 sq ft / 60.0 sq m



Mansell McTaggart Haywards Heath

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