



**Flat 1, Corrin House, 32 Oathall Road,
Haywards Heath, West Sussex RH16 3EQ**

LEASEHOLD WITH SHARE OF FREEHOLD

Guide Price
£650,000-£700,000



***MANSSELL
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This imposing Victorian property is hidden behind mature, hedges and trees in this desirable residential area close to the town centre and railway station. The building is believed to have been converted into just 3 large apartments in the 1960s and No. 1 occupies the entire ground floor and cellars which extends in total to almost 2200 ft.². The apartment offers great flexibility for those either downsizing to a bungalow or just want a character home in a prime location ideal as a lock-up and leave property. No. 1 has its own entrance to the rear and can also be accessed from the original grand reception hall with a private front door into the spacious entrance hall. All rooms have various character features, original panelled doors, some with fireplaces, original parquet flooring and high ceilings with original cornicing. There are two separate reception rooms, a kitchen which has recently been refitted with some painted wooden units, a very useful rear porch/boot room with access to the workshop and one of the cellars. There is a main bedroom with en-suite shower room, a very large second bedroom with fireplace and a third bedroom/garden room.

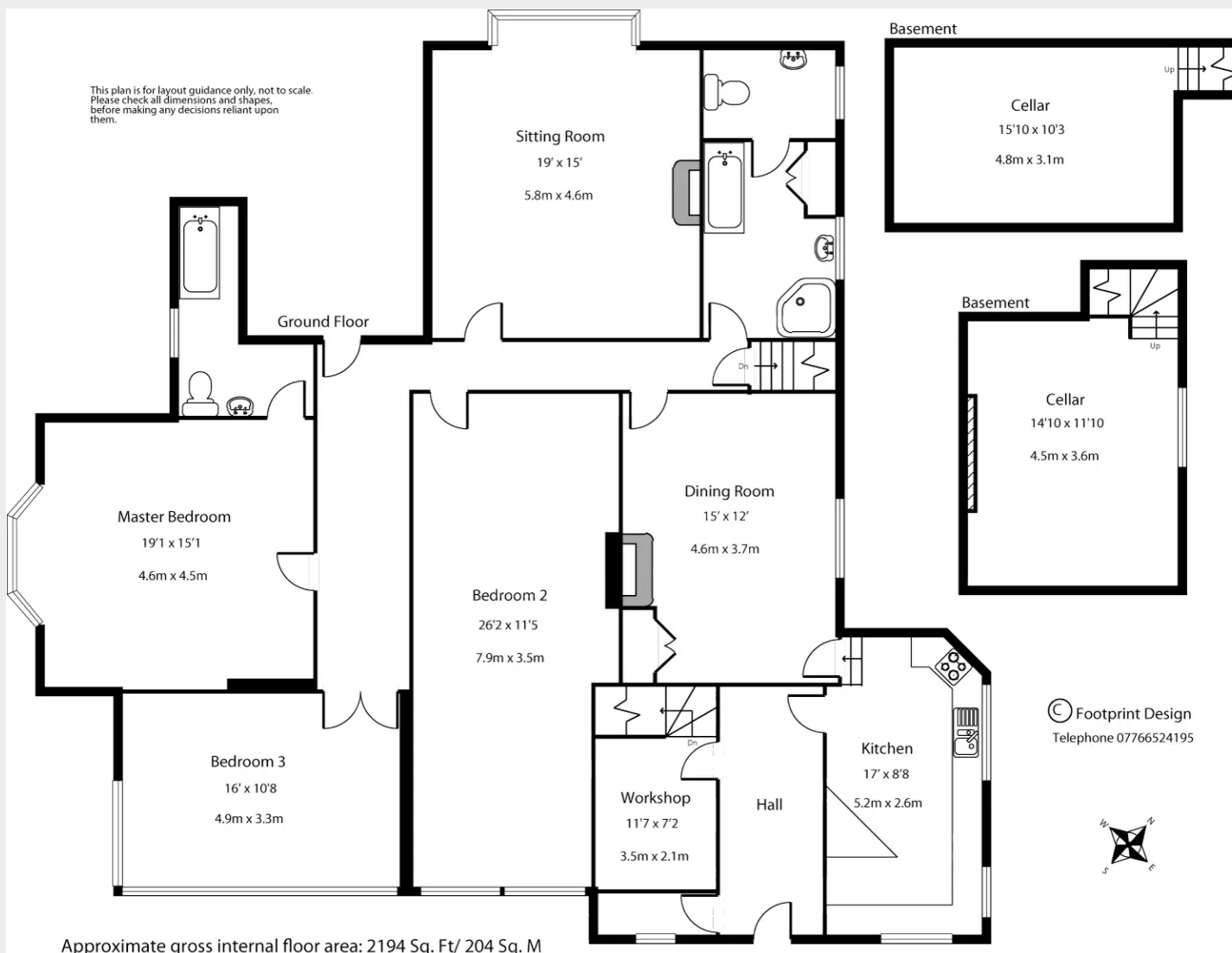
The owners of the three apartments collectively own the freehold and have paid £100 into the sinking fund per month for several years which covers the insurance and upkeep of the gardens. Each apartment has part of the garden allocated to its individual deeds. However they tend to be used for communal use and maintained by a gardener. No. 1 has a greenhouse and various beds that they maintain. There is a small block of garages to the rear of the building and plenty of parking at the front and side. Viewing is thoroughly recommended to fully appreciate the size and character of this lovely home.



Corrin House is situated on the east side of Oathall Road just to the north east of the town centre and south east of Clair Park. The property is ideally placed within a short walk of all the town's facilities, including the town centre, the Broadway and the railway station which can be swiftly accessed on foot via Clair Park. The town has an extensive range of shops, stores, restaurants, cafes and bars. There is also a 6th form college and leisure centre. Schools are well represented throughout the town and neighbouring districts. Haywards Heath railway station provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

- 3 bedroom apartment of immense character
- 2 separate reception rooms with fireplaces
- beautifully refitted kitchen with integrated appliances
- High ceilings, cornicing, original doors and parquet flooring
- Garage, 2 cellars, useful rear porch/boot room and workshop
- Master bedroom with en-suite shower room
- Private terrace, garden area and greenhouse
- Plenty of residents' parking
- Reminder of a 999 year lease from 25.12.1961
- Service charge just £100 per month
- EPC: E - Council Tax Band: D





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