



12 Queens Court, Queens Road,
Haywards Heath, West Sussex RH16 1RJ

LEASEHOLD WITH SHARE OF FREEHOLD

Guide Price
£285,000 - £300,000



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A 1st & 2nd floor 2 double bedroom maisonette with its own front door and garage within a 5–10 mins walk of the railway station in this well-managed complex where the residents collectively own the freehold and pay much lower than average service charges.

- Modernised and newly redecorated maisonette in well-managed complex near the railway station
- Garage and plenty of residents' parking
- Lovely walk to town and Broadway via Clair Park
- 15 minute walk to Lindfield's picturesque village High Street
- For sale with immediate vacant possession
- Private front door and entrance hall
- Sitting room with fireplace and separate kitchen with integrated appliances on the 1st floor
- 2 generous bedrooms and bathroom on 2nd floor
- Double glazed windows – gas heating to radiators
- Ideal first purchase or long-term Buy To Let investment
- Should rent out for £1200 per month
- EPC: C - Council Tax Band: C
- Tenure: Leasehold with a share of the Freehold
- 999 year lease from 1961
- Ground rent: none payable
- Service charge: £75 per month
- Managing agents: the complex is managed and run by the Residents Association

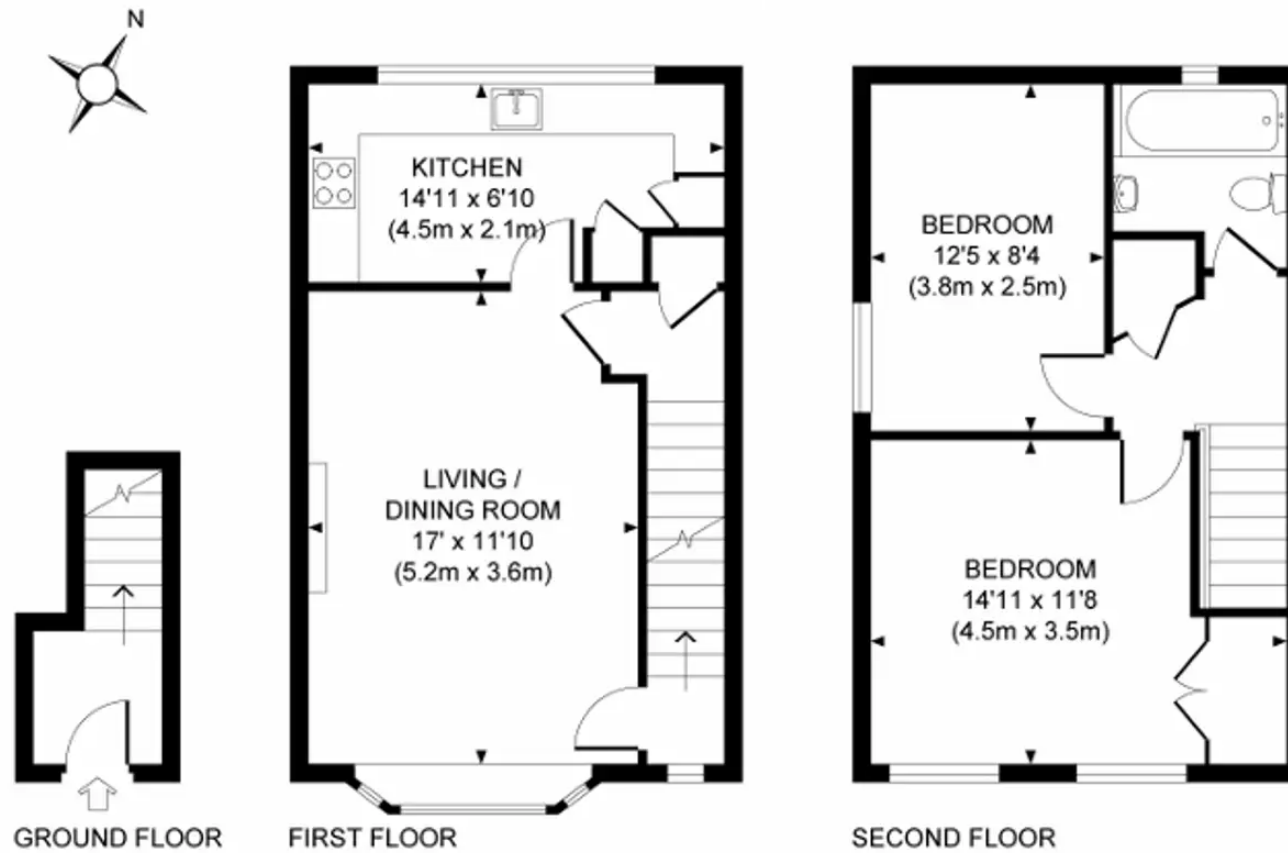


Queens Court is located at the eastern end of Queens Road on the town's northern side adjoining the borders of the picturesque village of Lindfield. The railway station is 0.4 miles to the west and provides fast commuter services to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) & Brighton (20 mins). There is a large Sainsbury's and Waitrose with several food outlets by the railway station, whilst the town's main shopping areas and trendy Broadway with its numerous restaurants, cafés and bars is within a very pleasant 15 minute walk through the glorious woodland of Clair Park. There are several schools within walking distance and the town also has a 6th form college and leisure centre. Lindfield's picturesque village High Street, pond and large common are also within a 15 minute walk and there are several large parks and beauty spots around the edge of the town.

By car, access to the major surrounding areas - Brighton, Gatwick Airport and the M25 can be swiftly gained via the B2112, A272 and A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area
771 sq ft / 71.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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