



Flat 4 Broadway Court,
22 The Broadway, Haywards Heath, West Sussex RH16 3AW

£245,000

LEASEHOLD



**MANSSELL
McTAGGART**
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A very spacious 2 double bedroom top floor flat situated at the rear of this Art Deco building in the heart of the town centre and above Pizza Express in the Broadway close to all the shops, restaurants, and railway station yet hidden away from the hustle and bustle.

- Spacious 2 bedroom town centre apartment
 - Situated at the rear of this Art Deco building
 - For sale with vacant possession or with a tenant if preferred
 - Currently let out for £1250 pcm on an AST
 - Requires some general updating
 - Enormous living room with fireplace offering potential to divide to create a 3rd bedroom
 - Separate kitchen and spacious bathroom
 - Double glazing – gas heating radiators
 - Communal outside seating area off landing
 - Residents' parking area (not allocated)
 - EPC rating: D – Council Tax Band: B
 - Tenure: Leasehold – expires December 2168 – 145 years remaining
 - Ground rent: £100 pa rising by £50 every 25 years (next increase 2040)
 - Service charge: for the 6-month period 01.07.2023-31.12.2023 – £1455.67
 - Managing agents: Hunters Estate & Property Management Ltd T: 01444 254400
- This information is believed to be correct, although intending purchasers should check with the managing agents.***

Broadway Court is a small block of just 4 apartments located above Pizza Express in the heart of the town's Broadway with its restaurants, bars and shops and within a 5/10 minute walk of the railway station. The Broadway comprises a mixed array of restaurants, cafes, bars and shops whilst the town's main shopping areas in South Road and The Orchards are within a short walk. The glorious parkland and woodland of Clair Park is close by which is also the ground for the Haywards Heath Cricket Club. The town has numerous sports and leisure groups and a leisure centre.

By road, access to the major surrounding areas 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).

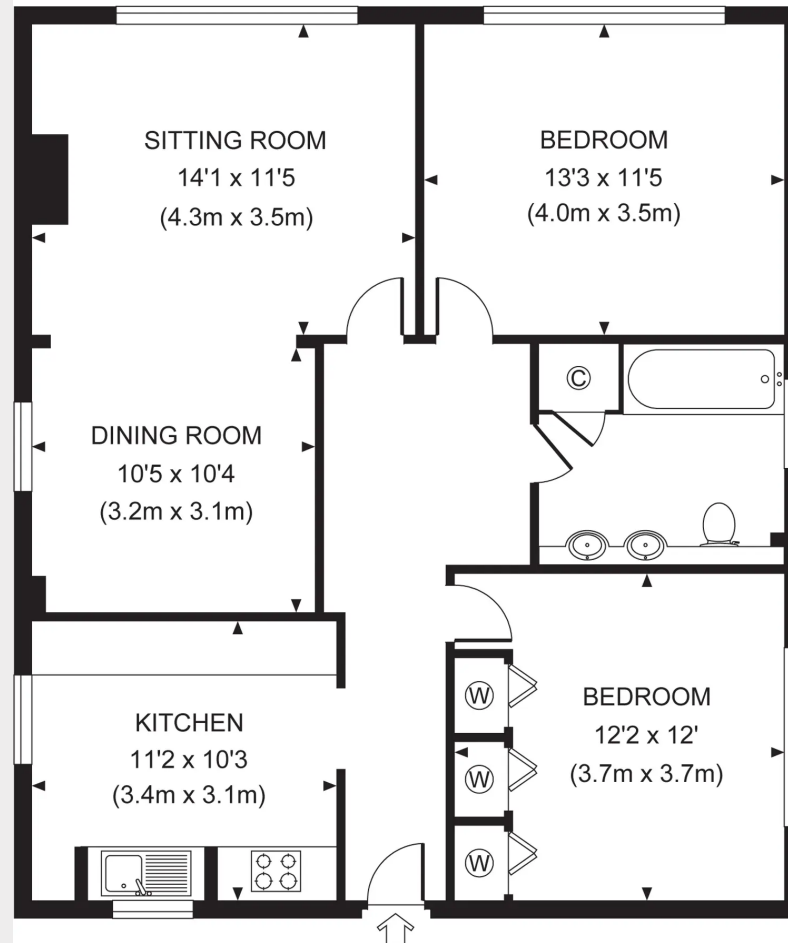
Distances in approximate miles:

Schools: Warden Park Primary Academy (0.5 miles)
St Joseph's RC Primary (0.5 miles) St Wilfrid's Primary School (0.75 miles) Warden Park (Secondary) Academy in Cuckfield (1.2 miles)
Oathall Community College (closest Secondary School - 0.8 miles)

Station: Haywards Heath mainline station (0.35 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approx. Gross Internal Floor Area 884 sq ft / 82 sq m



Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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