



26 Sharrow Close, Haywards Heath, West Sussex RH16 3AY

PRICE ... £215,000 TO INCLUDE A 90 YEAR LEASE EXTENSION



**MANSELL
McTAGGART**
Trusted since 1947



A 2 double bedroom ground floor triple aspect flat with a garage in need of complete refurbishment. The owners are in the process of having the lease extended by 90 years at a cost of just over £50,000. This desirable complex is located on the edge of the town centre close to the shops, fashionable Broadway, within a very pleasant 10 minute walk through Clair Park to the railway station

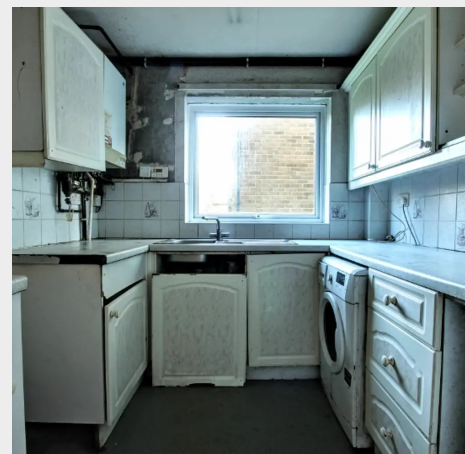
Tenure: Originally 99 years from 03/11/1969 which will be extended by 90 years upon completion.

Ground rent: no annual charge (Peppercorn)

Service charge for the six month period: 29.09, 23-24.03.24- £700

Managing agents: Hunters, 1 Church Road, Burgess Hill, West Sussex, RH15 9BD t: (01444) 254400 e: block@hunters-group.co.uk

- Ground floor flat in need of modernisation
- Great location on edge of town centre
- Short walk to railway station
- Ideal long-term buy to let investment
- Could rent out for £1250 PCM
- Residents' parking and garage in block
- Windows on three sides (triple aspect)
- Large south facing the living room
- Separate kitchen and modern bathroom
- 2 generous double size bedrooms
- EPC rating: C - Council Tax Band: C



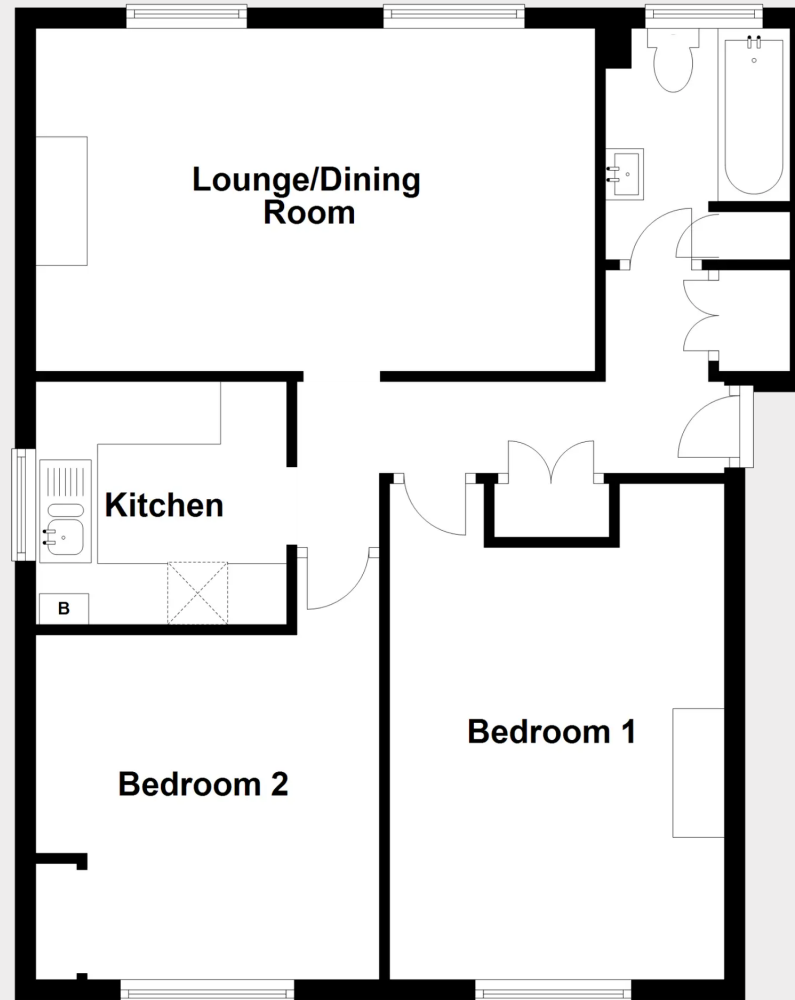
Sharrow Close is located on the corner of Heath Road and Oathall Road just to the north of the main town centre being close to the Broadway, the wonderful woodland of Clair Park and the railway station. The town centre has an extensive range of shops, stores, restaurants, cafes and bars. There are several other large parks and open spaces close by and the town has a leisure centre. The railway station is within a 10 minute walk via Clair Park and offers fast commuter services to London, Gatwick Airport and Brighton.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.



Ground Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



Mansell McTaggart Haywards Heath

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