



6 Fairlawn, Oathall Road, Haywards Heath, RH16 3DZ

OFFERS OVER £220,000 ...LEASE EXTENSION IN PLACE - NEW LEASE GRANTED ON COMPLETION



**MANSSELL
McTAGGART**
Trusted since 1947



A bright, double aspect first floor flat with balcony and garage in need of general updating located in the small block on the edge of the town centre within a short walk of the shops, Broadway and railway station.

Tenure: leasehold – *New Lease Granted On Completion!

Ground rent: There will be no annual ground rent charge upon grant of the new lease.

Service charge: for the 6 month period 01.01.2023 - 30.06.2023 = £553.18.

Managing agents: Hunters T: 01444 254400

In accordance with the Estate Agency Act of 1979, please note this property is owned by an associate of Mansell McTaggart.

- Town centre apartment with a garage
- Close to shops, Broadway and railway station
- Very clean and tidy but does require some updating and is priced accordingly
- Part of a small, well-managed block of just 14 apartments with lower than average service charges
- Lounge with balcony and distant views
- 2 double size bedrooms and shower room
- Ideal first purchase or Buy To Let investment
- For sale with immediate vacant possession
- EPC: C – Council Tax Band: C
- Brand New 90 Year Lease Extension Granted On Completion!
- Should rent out for at least £1200 per month



Fairlawn is located at the top (southern end) of Oathall Road just to the north/east of the main town centre being close to the Broadway, the wonderful woodland of Clair Park and the railway station.

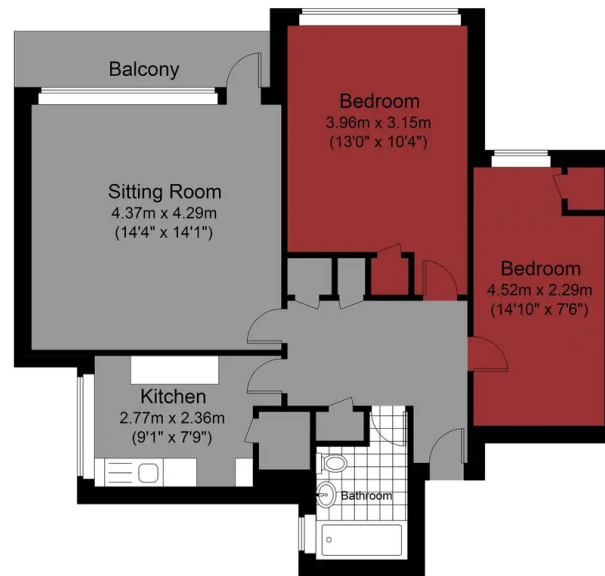
The town centre has an extensive range of shops, stores, restaurants, cafes and bars. There are several other large parks and open spaces close by and the town has a leisure centre.

The railway station is within a picturesque 10 minute walk via Clair Park and offers fast commuter services 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 swiftly gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area = 65.02 sq m / 699.86 sq. ft



**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Fairlawns
Approximate Floor Area
699.86 sq. ft (65.02 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.
Mansell McTaggart

Mansell McTaggart Haywards Heath

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