



19 Kilnbarn Court, Haywards Heath, West Sussex RH16 4SE

PRICE ... £225,000 ... LEASEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A recently modernised 2 double bedroom first floor flat with 156 years remaining on the lease in this small block on the southern side of town, which has been redecorated, had new carpets, and modern kitchen and bathroom, refitted in recent years offered for sale with immediate vacant possession, making it an ideal first purchase or long-term Buy To Let investment.

Tenure: Leasehold. Original lease has been extended by 90 years to 24.07.2180 (156 years remaining)

Ground rent: Nil (Peppercorn)

Service charge: £134.30 per month

Managing agents: Accent, Group Ltd,
Watchmoor Park, Camberley, Surrey GU15 3YL T
0456780555

- Recently modernised 2 double bedroom flat
- New carpets and redecorated throughout
- Lease extended with 156 years remaining
- For sale with immediate vacant possession
- On a bus route to town, station and hospital
- Double aspect lounge and separate kitchen
- Great views across the town
- Plenty of resident parking spaces
- Council Tax Band 'C' and EPC 'C'
- 0.9 mile walk to Princess Royal Hospital & 1.4 mile walk to railway station

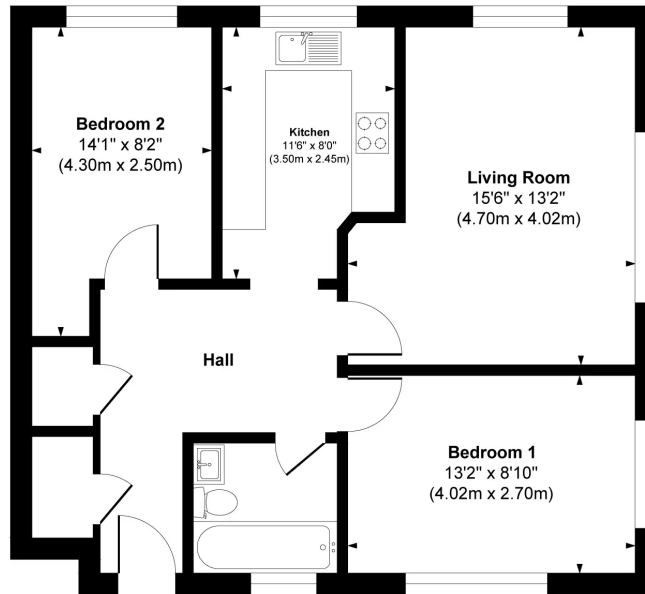


The property is located in a small block of just 6 flats adjacent to a couple of other small blocks off Kilnbarne Way which is, in turn, located off Bolding Way and the Vale surgery on the southern side of town. A regular bus service runs past linking with the town, hospital, railway station, and neighbouring districts.

The railway station is within 1.4 miles and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. The hospital is just under 1 mile distant on foot.

By road, access to the major surrounding areas can be swiftly gained via Rocky Lane (A272 town relief road) linking with the towns and district to the east and west and A/M23 which lies about 6 miles to the west at Bolney.





Approx. Gross Internal Floor Area 682 sq. ft / 63.35 sq. m
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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