



42 Sydney Road, Haywards Heath, West Sussex RH16 1QA

GUIDE PRICE ... £300,000-£315,000 ... LONG LEASE WITH 50% SHARE OF FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A beautifully presented ground floor 2 bedroom garden flat having been the subject of major refurbishment with its own private 40' x 25' south facing rear garden, and private driveway parking space situated within 300 yards of the railway station. The property comes with a 50% share of the freehold, no fixed annual service charge* and is offered for sale with immediate vacant possession.

- The entire ground floor of this Victorian semi-detached villa 300 yards from railway station
- Private 40' x 25' south facing rear garden and terrace
- Private off-road parking space
- Immaculate character accommodation
- Open plan kitchen/living area
- Refitted kitchen and bathroom
- 2 generous double size bedrooms
- Long lease (999 years from 25.03.1990) and 50% share of freehold
- No fixed service charge (* 50% of any major expense shared with 42A)
- Great buy to let investment or perfect UK bolthole
- EPC rating: C - Council Tax Band: B



The property is located on the desirable south side of Sydney Road and forms part of the Heath conservation area. The property is located approximately 300 yards to the east of the railway station and is therefore close to Waitrose, Sainsbury's, numerous coffee shops, pub and food outlets.

The glorious woodland of Clair Park is virtually behind the property and is also the home of Haywards Heath cricket club and also hosts a park run every Saturday.

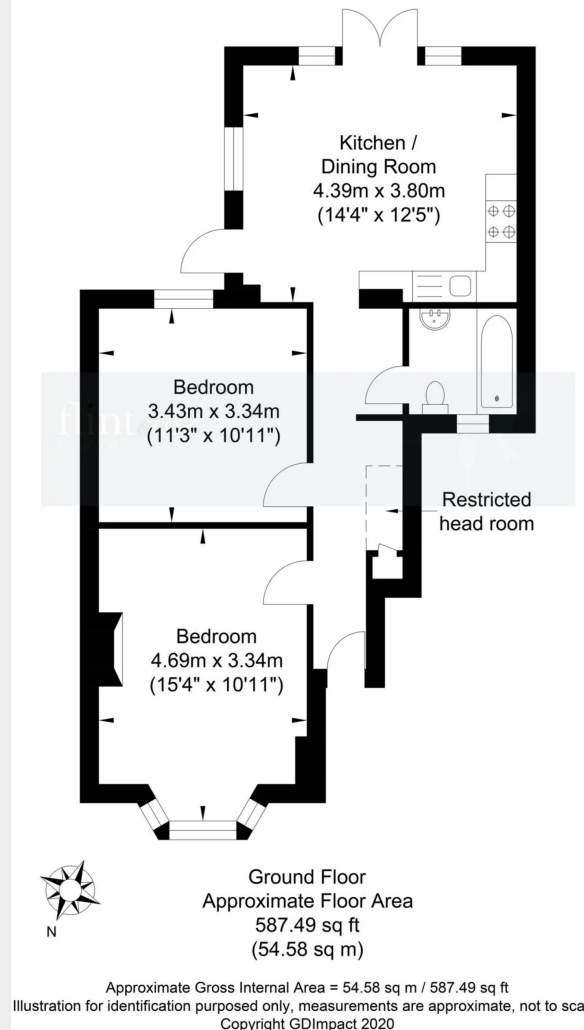
The town centre is a very pleasant walk up through the park in 10–15 mins where there is an extensive range of shops and the fashionable Broadway with its numerous restaurants, cafes and bars. The town has several large parks, a leisure centre and is within a rather pleasant walk of the picturesque village of Lindfield with its tree lined High Street, duckpond, numerous boutiques and large common which hosts several events throughout the year.

The railway station provides a commuter service to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.

By road, access to the major surrounding areas can be easily gained via the Balcombe Road, B2112, A272 and A/M23 which lies about 5 miles to the west at Bolney or Warninglid



Sydney Road



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