



51 Chapman Way, Haywards Heath, West Sussex RH16 4UL

PRICE ... £250,000 ... LEASEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



An immaculate 2 double bedroom, 2 bathroom 1st floor apartment offering bright and spacious triple aspect accommodation of 766 ft.²/72.10 m² in this recently built complex adjoining Southdowns Park being ideally placed within a short walk of the hospital & town centre.

Tenure: leasehold 125 years from 01.01.2011

Ground rent: £300 per year increasing by £100 every 10 years up until 90 years when it maximises at £1000 per year for the remainder of the lease

Service charge: £1700 per year. **Additional sinking fund to contribution:** all internal and external decorations, including new carpets in the communal hallways hallways are due to be replaced in 2026 and residents are paying the additional costs not met by the sinking fund which will total £5642.58 for the 2025/26 allowance which our client will pay.

- Generous rooms with long feature windows
- Spacious reception hall/study with walk-in closet
- Fabulous living room and open plan kitchen area
- Master bedroom with en-suite shower room
- 2nd double bedroom and family bathroom
- 5 minute walk to Princess Royal Hospital - Easy walk to town centre
- Allocated parking space (space 51)
- Ideal first purchase/Buy To Let investment - should rent out for £1250 per month
- EPC rating: B - Council Tax Band: C



Chapman Way is a modern development built by Charles Church situated off Colwell Road next to the Southdowns Park development on the town's southern edge and is conveniently close to the Princess Royal Hospital. The property is also ideally placed within a short walk of the new Sainsbury's local store and the town centre which is approximately 0.75 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. To the rear of the adjoining Southdowns Park development there is a privately owned 18 metre indoor swimming pool which is open to the public on a pay per visit basis.

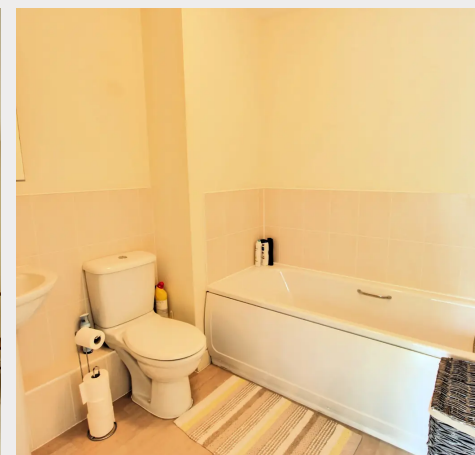
Access to the major surrounding areas can be gained via the Haywards Heath/A272 relief road giving swift access out to the A/M23 in the west.

The railway station is 1.4 miles distant offering fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

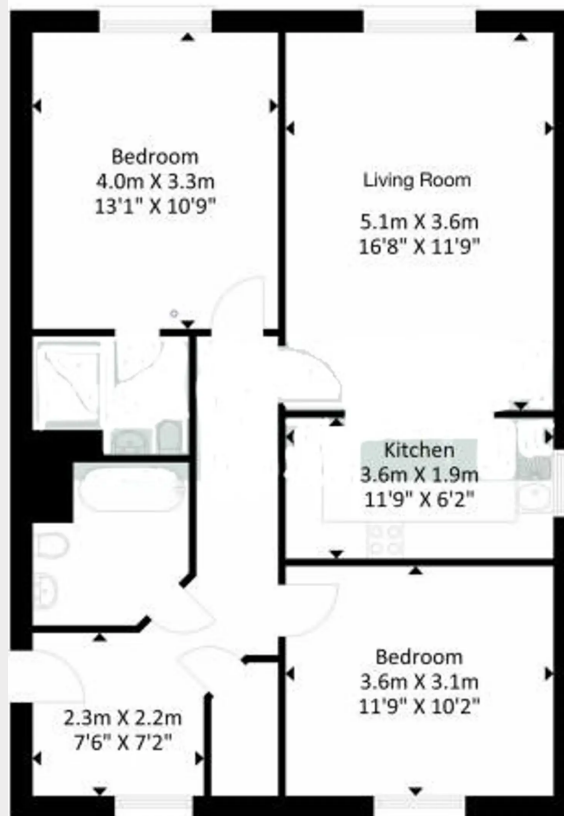
Distances (in approximate miles)

Primary Schools: St Wilfrid's (0.5), St Joseph's RC (0.65), Northlands Wood (0.75)

Secondary Schools: Oathall Community College (1.2), Warden Park Secondary Academy (2.2), 6th Form College (1.6)



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Approximate Floor Area
776.07 sq ft
(72.10 sq m)

Approximate Gross Internal Area = 72.10 sq m / 776.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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