



## 13 Kipling Court Paddockhall Road, Haywards Heath, West Sussex RH16 1EX

GUIDE PRICE £250,000\* OR £270,000\* ... LEASEHOLD WITH SHARE OF FREEHOLD

NB. The flat is for sale at £250,000 and a garage could be sold separately for £20,000\*



**MANSELL  
McTAGGART**  
Trusted since 1947



A bright and very spacious 2 double bedroom second floor flat (\*with a garage) in this modern purpose-built block 200 yards from the railway station with a lift service to upper floors. Offered for sale with no onward chain.

**\*The flat is for sale at £250,000 and our client owns a garage on a separate land registry title which could be sold alongside the flat as a separate transaction for £20,000**

- Tenure: share of freehold and remainder of 125 year lease from 1992
- Ground rent: Quarterly paid in advance - £37.50 (£150 pa)
- Service charge: Quarterly paid in advance - £489.00 per quarter (£1,960 pa)
- Managing agents: Graves Son and Pilcher, Brighton.

NB. This information is believed to be correct. Intending purchasers should, however, check with the managing agents before proceeding.

- Spacious second floor flat with lots of storage cupboards
- Staircase and lift service to all floors
- Large storeroom/study
- Living room with full length picture window
- 2 large bedrooms with wardrobes
- Modern bathroom with white suite
- Double glazing - electric heating
- Plenty of resident parking spaces (permit required)
- EPC rating: D - Council Tax Band: C



Kipling Court is part of the Winnals Park gated complex located on the corner of Paddockhall Road and Lucastes Avenue on the town's desirable west side close to the Dolphin Leisure Centre, 6th Form College, Waitrose, Sainsbury's Superstore and the railway station. There are numerous shops and food outlets near the station whilst the town centre is 0.5 miles distant and provides an extensive range of shops, stores, cafes, restaurants and bars.

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

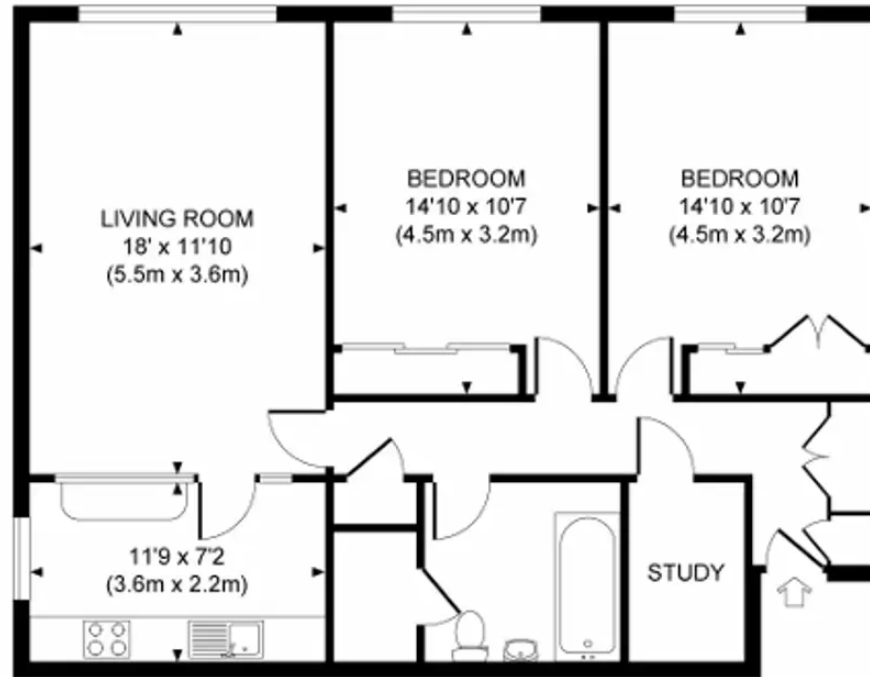
**Schools:** St Joseph's R C Primary (0.9 miles); Harlands Primary School (0.7 miles); Warden Park Junior Academy (1.0 mile); Warden Park Secondary Academy in Cuckfield (1.3 miles); Oathall Community College (0.9 miles).

**Station:** Haywards Heath mainline station (0.15 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approximate Gross Internal Area  
830 sq ft / 77.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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