



19 Abigail House, Hazelgrove Road, Haywards Heath, RH16 3UR

GUIDE £250,000-£265,000

**MANSELL
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A very well presented top floor 2 bedroom apartment in the small block of just 20 properties on the edge of the town centre (literally behind the Orchards Shopping Centre), very close to the fashionable Broadway and within an easy walking distance of the hospital and the railway station.

Tenure: leasehold - The lease was extended in 2013 at a cost of £10,000 and expires on 23.06.2132 (106 years remaining)

Ground rent: £100 PA increasing to £200 PA on 24.06.2032 doubling every 25 years thereafter

Service charge: £900 paid every 6 months – ALL PAID UPTO MARCH 2025

Managing agents: www.harper-stone.co.uk T: 01273 224670 E: admin@harper-stone.co.uk

- Character apartment in town centre location
- Sunny south and east aspects
- Allocated and visitors parking spaces
- Fabulous open plan kitchen/living area
- 2 double bedrooms with wardrobes
- Large bathroom with corner bath & separate shower
- Clean and neutral decorative order throughout
- Ideal first purchase or Buy To Let investment
- Should rent out for at least £1300 pcm
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: C



Abigail House is located between Hazelgrove Road and St Joseph's Way just to the east of the town centre and can be accessed by car from St Joseph's Way. There is a Tesco Express very close by and a Marks & Spencer in the Orchards shopping centre. The town's other main shopping area of South Road is within a few minutes' walk. The Broadway with its restaurants, cafes and bars is within a 5 minutes walk whilst the railway station is approximately a 10 minutes' walk. There is a Waitrose store adjacent to the station and a large Sainsbury's Store just beyond the station. Schools are well represented throughout the town and the property is within a short walk of numerous primary schools. Children from this side of town fall into the catchment area for Oathall Community College (secondary school) in nearby Lindfield. There is also a 6th form college. There are several large parks, open spaces and a leisure centre. There are several beauty spots within a short drive which include both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, the 180 acre Ardingly Reservoir and the South Downs National Park. By road, access to the major surrounding areas can be swiftly gained via the B2112, B2028, A272 and the A/M23, the latter lying approximately 5/6 miles to the west at Bolney or Warninglid.

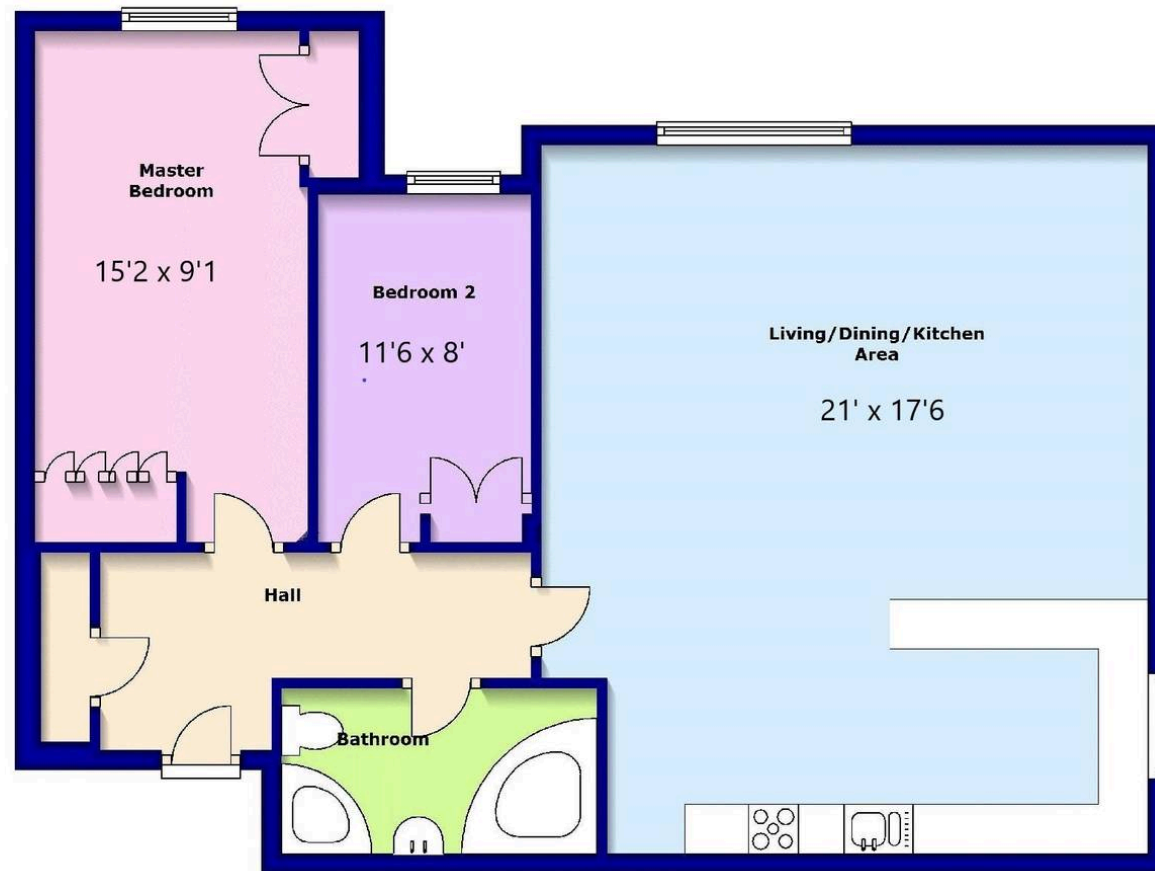
Distances (approximate miles on foot/train/car)

Schools :St Joseph' RC Primary (0.2), St Wilfrid's Primary School (0.5), Warden Park Junior Academy (0.3) Oathall Community College (1.4) **Railway station** (0.75) - London Bridge/Victoria 47 mins, Gatwick Airport 15 mins and Brighton 20 mins, The Broadway (0.3), A23 Bolney (5.5), Gatwick Airport (15), Brighton Seafont (15).



Ground Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 67.2 sq. metres (723.3 sq. feet)

Mansell McTaggart Haywards Heath

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