



10 Kipling Court, Paddockhall Road, Haywards Heath, RH16 1EX

Guide Price £265,000



**MANSELL  
McTAGGART**  
Trusted since 1947



A 1st floor south facing 2 double bedroom flat with a garage in this popular gated complex just 200 yards from the railway station and very close to the leisure centre, Sainsbury's, Waitrose and the town centre.

Tenure: Share of freehold and the remainder of a 125 year lease from 1992

Ground: £150 per year (We are not aware of any reviews)

Service charge: £1960.00 for the current year

Managing agents, Graves Son and Pilcher, Brighton

- Spacious 1st floor flat of around 750 ft.<sup>2</sup>
- Gated complex with residents' parking
- Garage (No. 52) in a nearby block
- Great location close to the railway station
- All main rooms enjoy a south facing aspect
- Clean and neutral decor throughout
- Brand new carpeting throughout
- Lounge, separate kitchen, 2 generous double sized bedrooms and bathroom
- Ideal first purchase/Buy To Let investment
- Leasehold with share of freehold
- Immediate vacant possession
- EPC rating D - Council Tax Band: B



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 just 150 yards from the railway station.

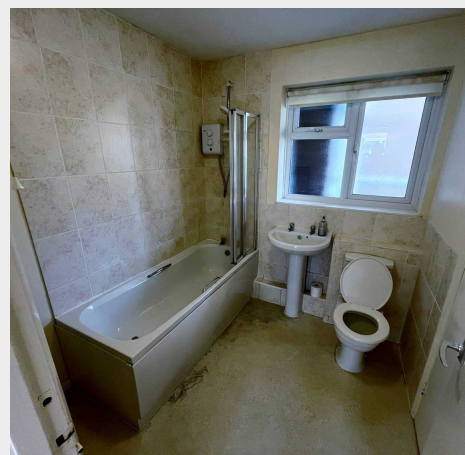
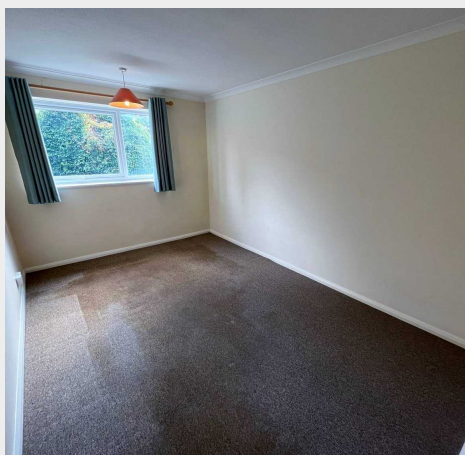
There are numerous shops and food outlets near the station whilst the town centre is 0.4 miles distant and provides an extensive range of shops, stores, cafes, restaurants and bars.

**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.

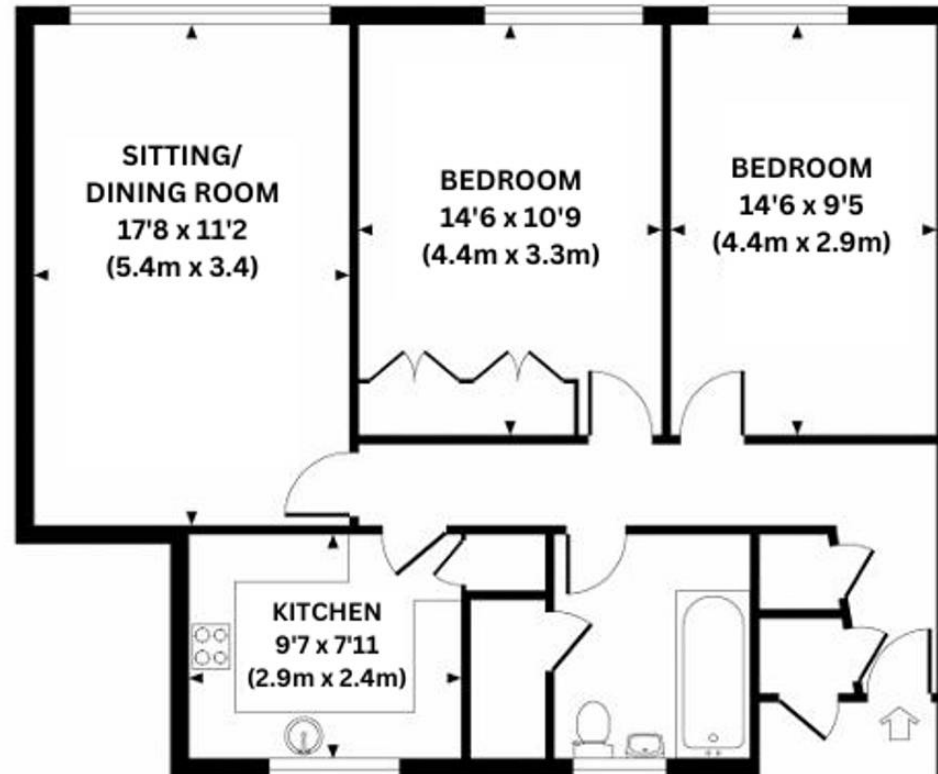
**Distances in approximate miles:**

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

**Station:** Haywards Heath mainline station (0.15 ) 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  
765 sq ft / 71.0sq m



## Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

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