



18 Sussex Gate, Sussex Road, Haywards Heath, West Sussex RH16 4NS

Guide Price £200,000 - £215,000

**MANSELL
McTAGGART**
Trusted since 1947



A larger than average 1 bedroom apartment in this prestigious town centre block with lift service and staircase to the (2nd) floor presented for sale in very clean and tidy order and ideally placed adjacent to the main shopping areas of South Road and very close to the Broadway, railway station and hospital.

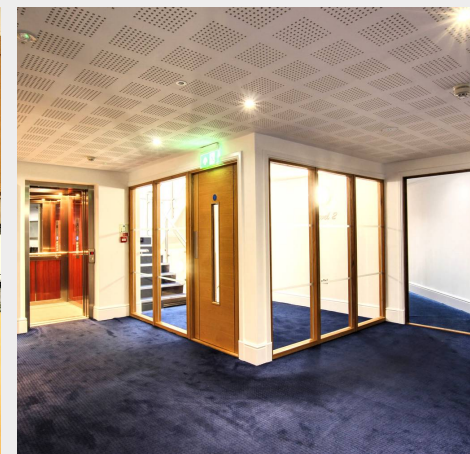
Tenure: 125 years from 01.01.2007

Ground rent: currently £200 per year and rises on every 25th anniversary by £50

Service charge: for the current year - £1405.00

Managing agents: Hunters Group, Burgess Hill T: 01444 254400

- Very spacious 2nd floor 1 bed apartment
- Prime town centre location close to shops
- 0.9 mile walk to the railway station
- Close to the Broadway and hospital
- Ideal first purchase or Buy To Let investment
- Should rent out for at least £1000 per month
- All rooms enjoy a sunny westerly aspect
- Very spacious open kitchen/living area
- Generous double bedroom and bathroom
- Walk-in storage cupboard (Small internal study)
- Annual parking permits available from MSDC for the adjoining car park at £78 per month (£936 pa)
- EPC rating: C - Council Tax Band: B

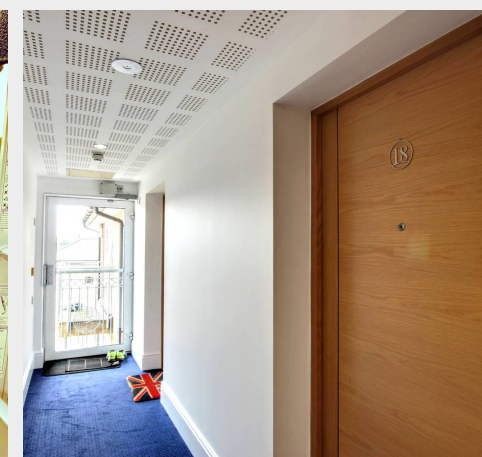
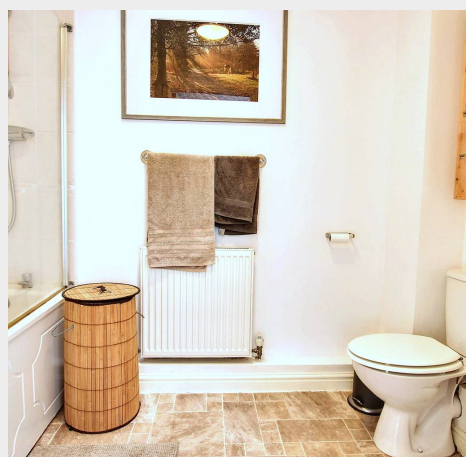


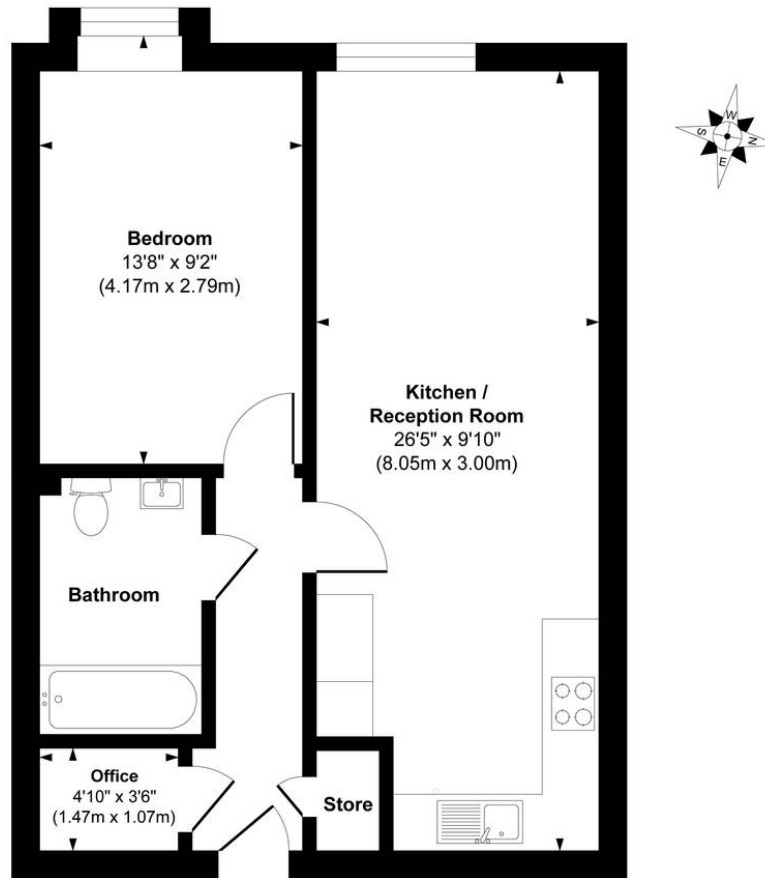
Sussex Gate is located above the Carpetright store on the corner of Franklynn Road and Sussex Road at the southern end of the town centre and literally across the road from the town's main shopping area of South Road. The town has an extensive range of shops, stores and various cafes, restaurants and bars in The Broadway. There are many leisure groups, sports clubs and a leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 6 miles to the west at Bolney. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.2 miles).

Distances (in approximate miles on foot/train/car)

Schools: St Wilfrid's Primary (0.5), St Joseph's RC Primary (0.4), Northlands Wood Primary (0.9), Warden Park Primary Academy (0.6), Warden Park Secondary Academy (2.3), Oathall Community College (1.2),

Haywards Heath Railway Station (1.1), Waitrose (1.1), Sainsbury's Superstore (1.2), Gatwick Airport (14.1), Brighton seafront (13.7), A23 6 miles at Bolney and the M23 at Maidenbower (Junction 10a) 10 miles to the north





Floor Plan

Approximate Gross Internal Floor Area 535 sq. ft / 49.70 sq. m

Mansell McTaggart Haywards Heath

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