



28 Kipling Court, Paddockhall Road, Haywards Heath, RH16 1EX
£265,000 ... Share of Freehold





A very nicely presented and refurbished top floor (4th) 2 bedroom apartment in this well managed complex within easy walking distance to the railway station.

- Sunny south facing top floor apartment (lift service)
- Great location near the station & leisure centre
- Very close to Sainsbury's & Waitrose stores
- Modern fitted kitchen and bathroom
- Plantation window shutters - double glazed windows - gas heating to radiators
- Ideal first purchase or long-term Buy To Let investment - should rent for £1250 per month
- Plenty of residents parking spaces (permit)
- For sale with no onward chain
- EPC rating: D - Council Tax Band: B

The residents collectively own the Freehold of the complex and have an active Residents Association working with the Managing Agents

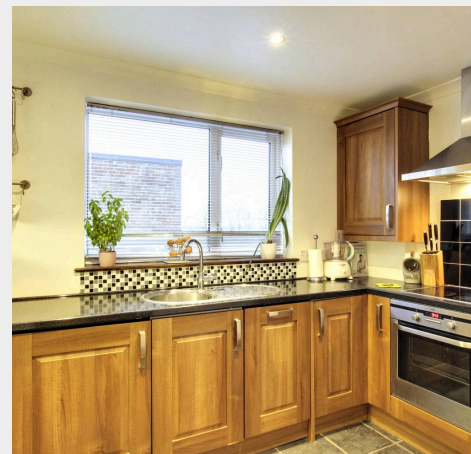
Tenure: share of freehold and remainder of a 125 year lease from 1992

Service Charge: £488.84 paid quarterly

Lift Surcharge: £75 per annum

Ground Rent: £150 per annum

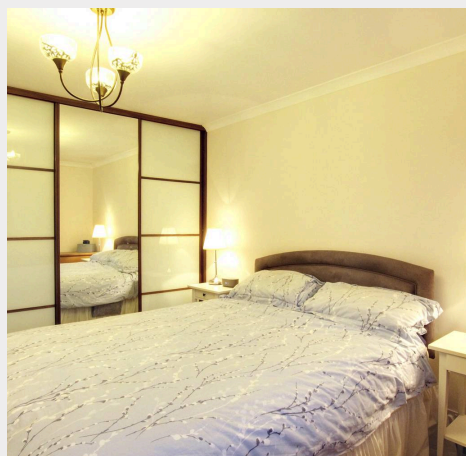
Managing Agents: Graves Son & Pilcher

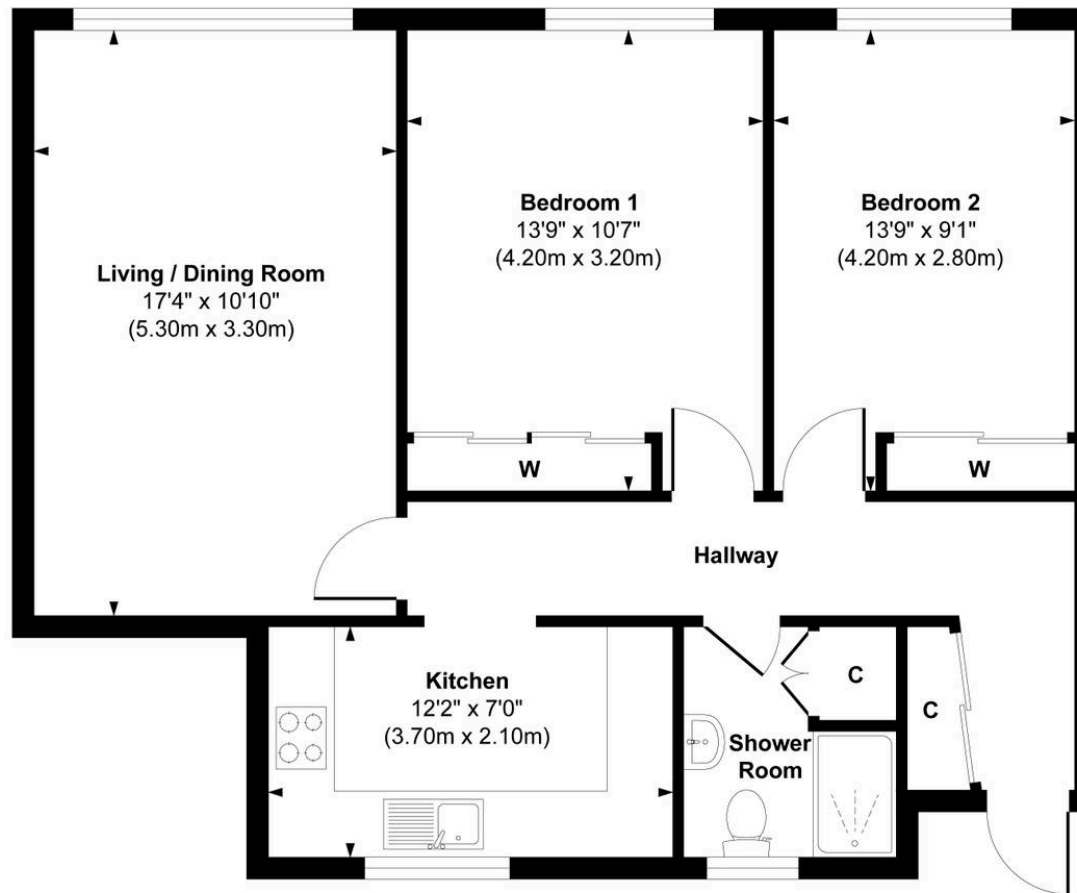


Kipling Court is part of the Winnals Park gated complex located on the corner of Paddockhall Road and Lucastes Avenue on the town's desirable west side close to the Dolphin Leisure Centre, 6th Form College, Waitrose, Sainsbury's Superstore and just 150 yards from the railway station. There are numerous 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.

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).





Floor plan

Approximate Gross Internal Floor Area 687 sq. ft / 63.80 sq. m

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