

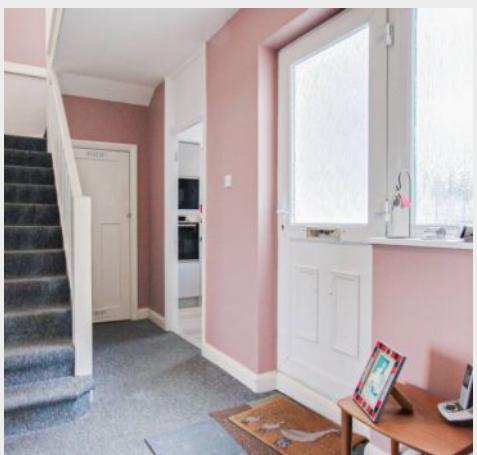


101a South Road, Haywards Heath, West Sussex RH16 4LR

Guide Price £210,000-£220,000 ... Leasehold



**MANSELL
McTAGGART**
Trusted since 1947



An enormous (959 ft.²/89.1 m²) 2 bedroom first and second floor maisonette with a newly extended lease and a refitted kitchen and shower room, located above a shop in the heart of the town centre close to all the shops, Victoria Park and within a 0.7 mile walk to the railway station.

- Very spacious town centre apartment
- Updated accommodation of 960 ft.²
- Refitted kitchen & refitted shower room
- Very spacious hall with two large cupboards
- 26' x 11' living room overlooking South Road which could be divided into two separate rooms if required STPP
- 2 very large double bedrooms & shower room on top floor
- Gas boiler and double glazed windows
- No allocated parking - Parking available in streets and public car parks nearby
- EPC rating: D - Council Tax Band: B
- **Tenure:** Leasehold 189 years from 09.10.2002 (165 years remaining) Lease extended in 2024 at a cost of £18,000
- **Ground rent:** currently £100 per annum
- **Buildings Insurance:** £345.17 per annum (Sept to Sept)
- **Service charge:** All maintenance is the responsibility of the landlord - our client has owned the property 23 years and has never had to pay for any exterior maintenance of the building

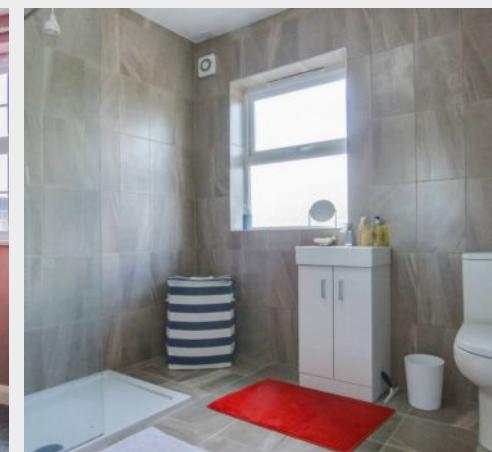
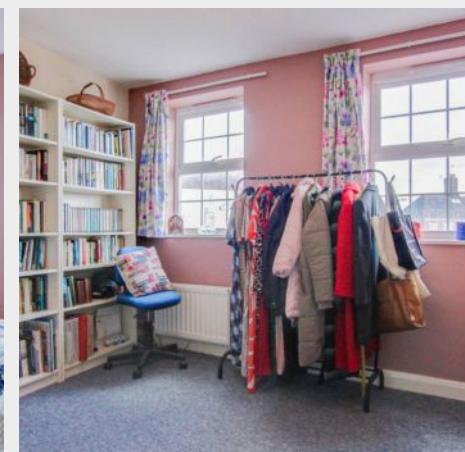
The property is located in the heart of the town centre on the corner of South Road and Haywards Road. The town's fashionable Broadway is within a short stroll where there are numerous restaurants, cafes and bars. Haywards Heath has numerous leisure groups, sports clubs, 6th form college and a leisure centre. Schools are well represented throughout the town and the property is within a short walk of several primary schools.

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 or 8 miles to the north at Maidenbower (Junction 10A).

The railway station is approximately 0.65 miles distant and provides fast commuter links to London (Victoria/London Bridge 20 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Distances in approximate miles:-

Schools: St Joseph's RC Primary (0.25), Warden Park Primary Academy (0.3), St Wilfrid's Primary (0.6), Oathall Community College (0.8), Warden Park Secondary Academy (1.2)

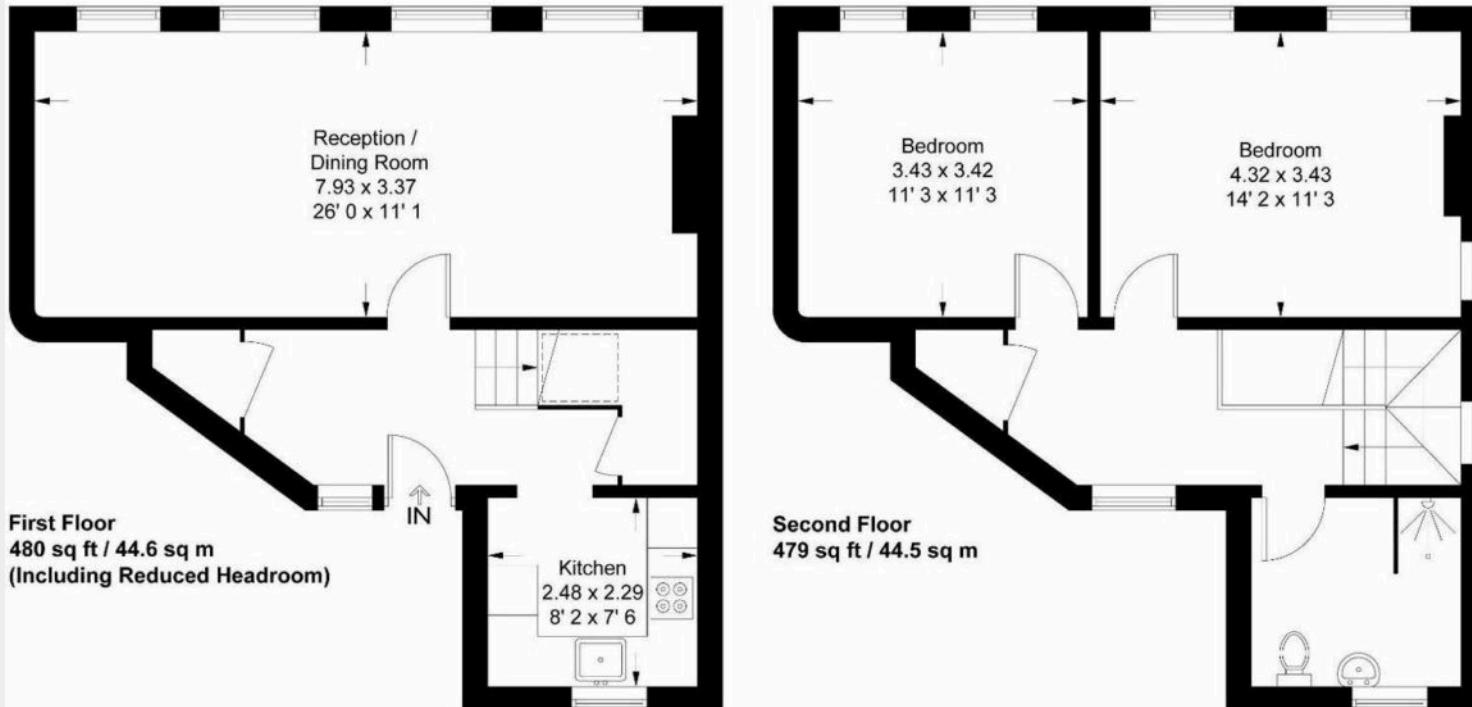


South Road

Approximate Gross Internal Area = 952 sq ft / 88.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 7 sq ft / 0.7 sq m
Total = 959 sq ft / 89.1 sq m



= Reduced headroom below 1.5m / 5'0



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Mansell McTaggart Haywards Heath

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