



Flat 2, Broadway Court, 22 The Broadway, Haywards Heath RH16 3AW

Guide Price £225,000 - £235,000





A very spacious (970 ft.²) first floor, 2 bedroom apartment located at the rear of this art deco style building (above Pizza Express) hidden away off The Broadway right in the heart of the town centre offered for sale with immediate vacant position. The property does require some updating but has had a new gas boiler installed, new carpets and decoration.

Tenure: Leasehold – Original lease has been extended and expires 23.06.2178– 153 years remaining

Ground rent: none payable

Service charge for the six month period commencing 01.01.2025 = £1370.96

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

- Very spacious town centre apartment
- Bigger than average accommodation extending to 970 ft.²
- One of just 4 apartments in the building
- Located above Pizza Express of The Broadway
- Lease extended at great expense
- Residents car parking area to rear
- L-shaped lounge/dining room with fireplace
- 2 very big bedrooms – potential to create a 3rd bedroom in dining area
- Separate kitchen and bathroom
- New boiler with 10 year guarantee, new carpets & decoration
- Council Tax Band 'B' and EPC 'C'



Broadway Court is a small block of just 4 apartments located above Pizza Express in the heart of the town's Broadway with its restaurants, bars and shops and within a 5/10 minute walk of the railway station. The Broadway comprises a mixed array of restaurants, cafes, bars and shops whilst the town's main shopping areas in South Road and The Orchards are within a short walk. The glorious parkland and woodland of Clair Park is close by which is also the ground for the Haywards Heath Cricket Club. The town has numerous sports and leisure groups and a leisure centre. 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).

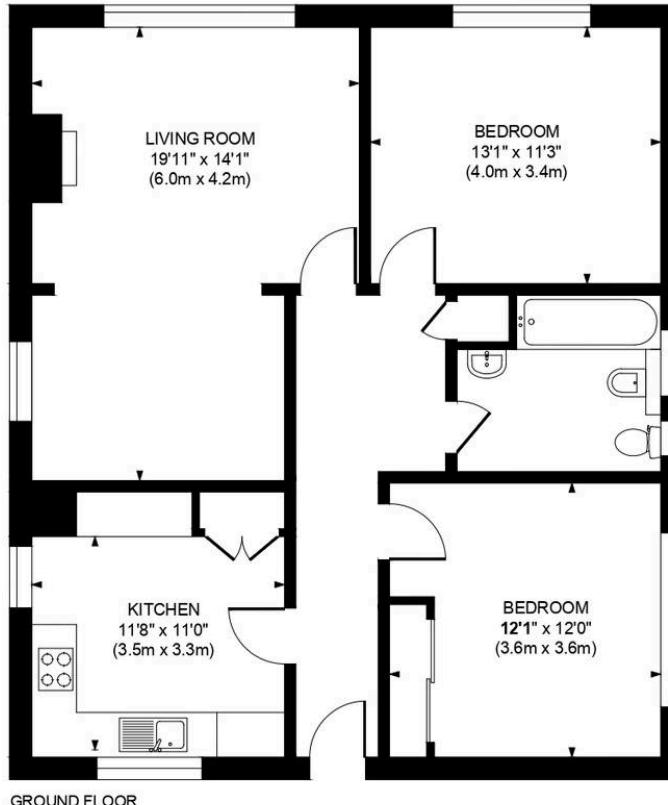
Distances in approximate miles:

Schools: Warden Park Primary Academy (0.5 miles) St Joseph's RC Primary (0.5 miles) St Wilfrid's Primary School (0.75 miles) Warden Park (Secondary) Academy in Cuckfield (1.2 miles) Oathall Community College (closest Secondary School - 0.8 miles)

Station: Haywards Heath mainline station (0.35 miles) 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
889 sq. ft / 82.62 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.