



43 Horsted House, Franklyn Road, Haywards Heath, RH16 4HR

Guide Price £250,000-£260,000



**MANSELL
McTAGGART**
Trusted since 1947



A very well presented 2 bedroom first floor flat with an allocated parking space in this well managed complex where the residents collectively own the freehold and benefit from lower than average service charges being ideally placed between the town centre and hospital.

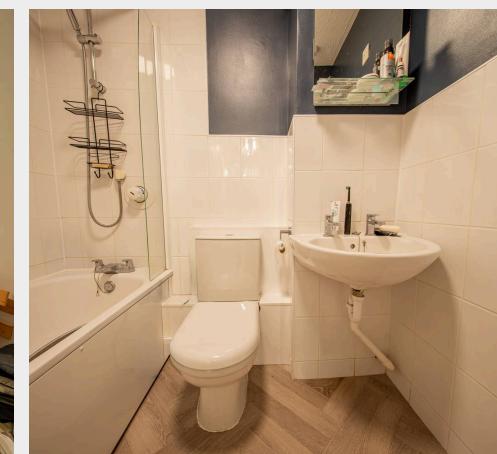
- Immaculate 2 bedroom apartment
 - Sunny south and west facing position in building
 - Long lease and share of the freehold
 - Lower than average annual service charges
 - 2 generous double size bedrooms - Modern bathroom and kitchen fittings
 - New UPVC double glazed windows installed 2023
 - Allocated (space 62) and visitors parking spaces
 - 5-10 mins walk of town centre and hospital
 - 1 mile walk to the railway station
 - Ideal first purchase or Buy To Let investment
 - Viewing highly recommended
 - EPC rating: C - Council Tax Band: C
 - Tenure: Share of freehold and remainder of a 999 year lease from 1988
 - Half Yearly Ground rent: 25 Dec 2025 - 24 June 2026 - £25.00
 - Half Yearly Service charge: 25 Dec 2025 - 24 June 2026 - £646.31
 - Managing agents: Hunters Group, 1 Church Road, Burgess Hill, West Sussex, RH15 9BD T: (01444) 254400
- E: block@hunters-group.co.uk

Horsted House forms part of the Whitelands complex which is hidden away off Franklyn Road between the town centre and the Princess Royal Hospital. Local facilities include a Coop store and late night petrol station, the Princess Royal Hospital, Birch Hotel and St Wilfrid's Primary School. Children from this side of town fall into the catchment area for Oathall Community College in neighbouring Lindfield with its farm (1.2 miles). The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a state of the art 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 wine bar 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 B2272 and the A/M23, the latter lying about 6 miles to the west at Bolney.

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

Schools: St Wilfrid's Primary (0.3), St Joseph's RC Primary (0.4), Warden Park Primary Academy (0.5), Northlands Wood Primary (0.9), Warden Park Secondary Academy (2.3), Oathall Community College (1.2). Haywards Heath Railway Station (1.0) Waitrose (1.0) Sainsbury's Superstore (1.1) Gatwick Airport (14) Brighton seafront (14) A23 6 miles at Bolney/M23 at Maidenbower (Junction 10a) 10 miles to the north.



FIRST FLOOR FLAT
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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