



**25 Franklyn Court, Franklyn Road, Haywards Heath, RH16 3DU**

Guide Price £190,000-£200,000 ... Leasehold



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A bright triple aspect top (3rd) floor, 2 bedroom flat requiring some updating with a much lower than average annual service charge and a newly extended lease, situated at the rear of this small block with fantastic views towards Lindfield/Horsted Keynes, ideally placed between the town centre and the hospital.

- Top floor flat with fantastic views
- Quietly situated at the very rear of the building
- Great location between town and hospital
- Plenty of resident parking spaces
- Requires some general updating and decorations
- Hall with cupboards, cloakroom/WC
- Big living room and separate kitchen
- 2 double bedrooms
- Modern refitted bathroom
- Service charge: £500 per year
- Ground rent: £10 per year
- EPC rating: D - Council Tax Band: C
- Tenure: leasehold 125 years from 1985 with 85 years remaining. The current owner is in the process of extending the lease which will add a further 90 years upon completion.
- Managing agents & Freeholder: Clarion

Franklynn Court is a purpose built block on Franklynn Road which is located in this established part of town just to the south/east of the town centre between the main shopping areas and the hospital, with a regular bus service running along Franklynn Road linking with the station and neighbouring districts.

Local facilities include a Cooperative store and late night petrol station and within a 5-minute walk you have the main shopping areas of South Road, the Princess Royal Hospital 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 leisure centre.

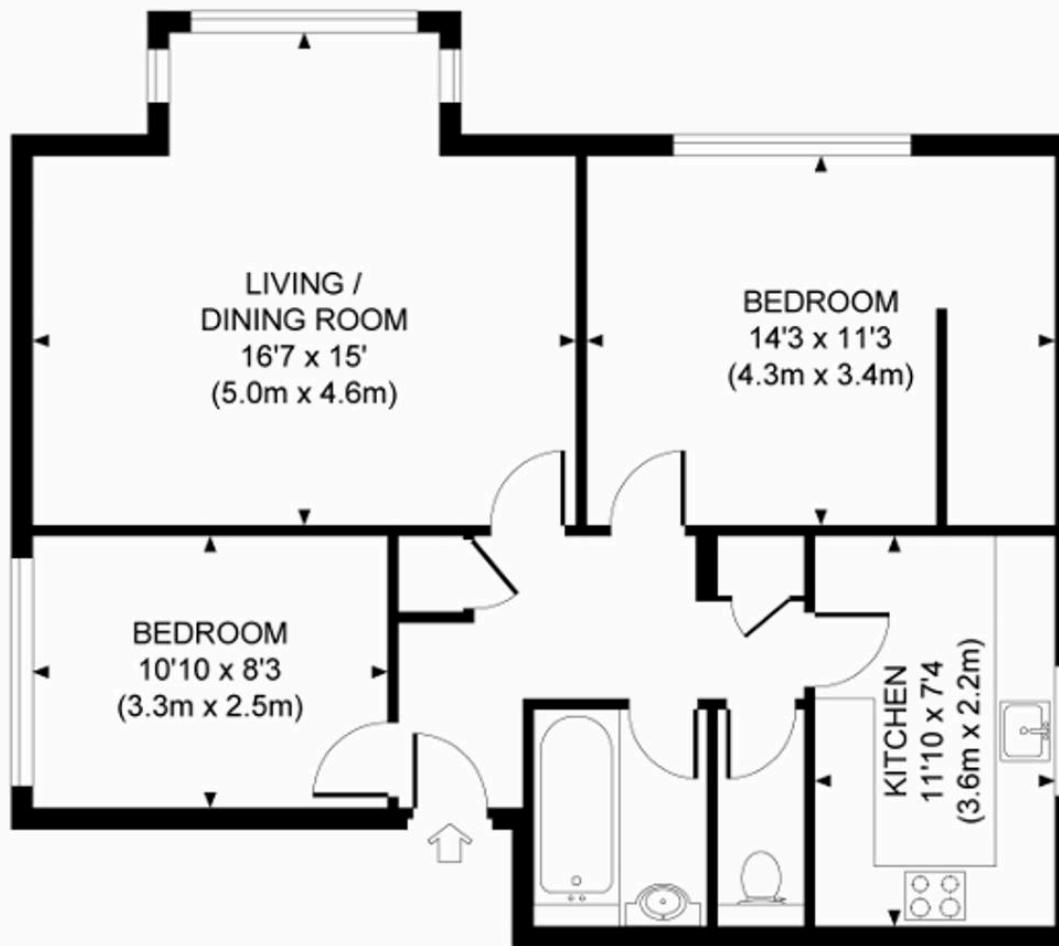
The railway station (1 mile on foot) provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins. Adjoining the station is a large Waitrose Store with a cafe and wine bar and there is a Sainsbury's Superstore just a little further on under the 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.



Approximate Gross Internal Area

700 sq ft / 65.0 sq m



## Mansell McTaggart Haywards Heath

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