



6 Princess Court, Hawkins Road, Haywards Heath, RH17 7BY

Guide Price £250,000 – £260,000



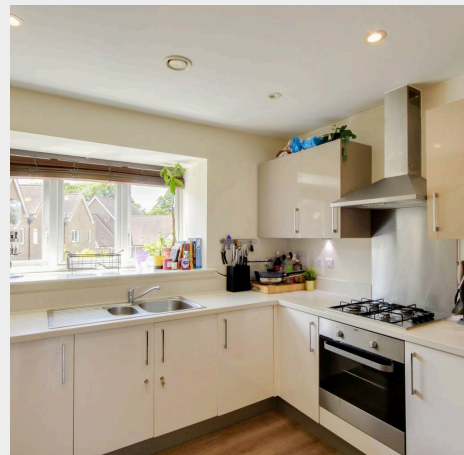
**MANSELL  
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A 2 double bedroom top floor flat in this modern building with an undercover parking space located on the southern side of town behind the hospital. Offered for sale in very clean and tidy order throughout.

- Very spacious top floor 2 bedroom flat
- Undercover allocated parking space
- 2 very generous double sized bedrooms
- Large hall with 2 big double wardrobes
- Fabulous open plan aspect kitchen/living area
- Built-in oven, hob, dishwasher & fridge/freezer
- Double glazed windows
- Gas heating to radiators
- 10 mins walk to the hospital
- Close to St Francis Sports & Social club & indoor swimming pool
- EPC rating: B - Council Tax Band: B
- Tenure: leasehold - 125 years from 01.04.2014
- Ground rent: currently £150 (per annum) rising after 25 years to £250, 25 years later to £350, 25 years later to £500 and £650 for the remainder
- Service charge: £116.14 per month to include ground rent and estate charge contributions
- Managing agents:  
MOAT.CO.UK T: 0330 359 0011

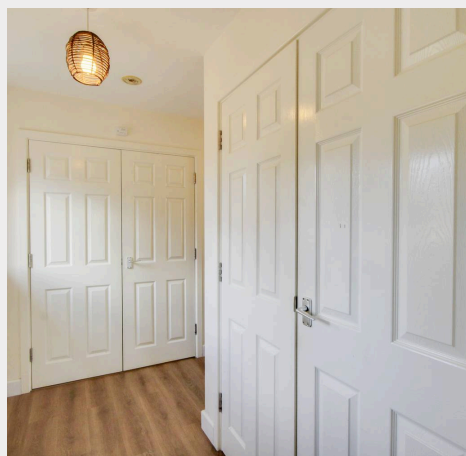




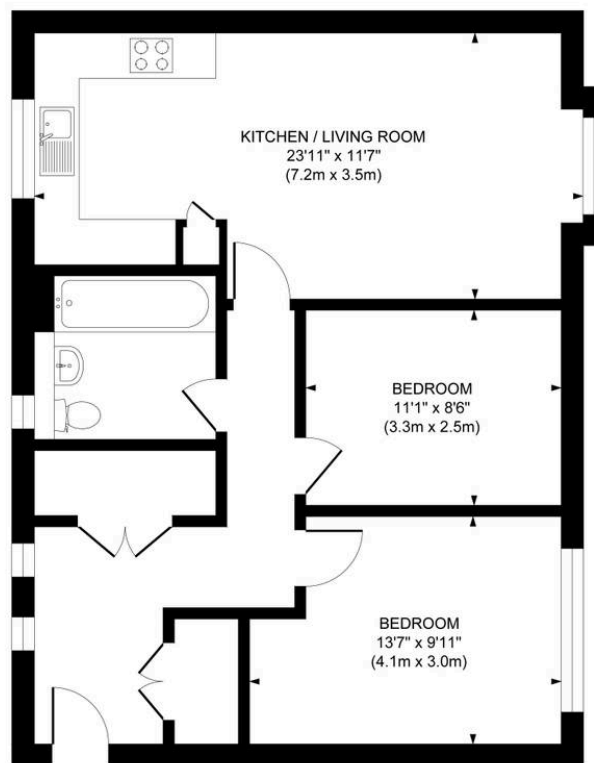
Hawkins Road is situated just off Rocky Lane East (A272) which runs between the Lewes Road and Wivelsfield Road/Rocky Lane /Fox Hill roundabout and the property is within a short walk of the hospital and countryside. The town is approximately 1 mile distant and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 1.9 miles away (by car) which is within close proximity to Waitrose, Sainsbury's and a state of the art leisure centre. Schools are well represented in the town and a new primary school is going to be built off Hurstwood Lane in the next few years. There is also a 6th form college in the town.

By road, access to the major surrounding areas can be swiftly gained via the new A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

**Distances: (approx miles by car)** Haywards Heath Station: 1.9, Town Centre: 1, Brighton seafront: 14.8, Gatwick Airport: 15.6



Approximate Gross Internal Area  
715 sq. ft / 66.51 sq. m



GROUND FLOOR

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

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