



5 Wickham Way, Haywards Heath, west Sussex RH16 1UG

Guide Price £275,000 – £300,000 – OUTRIGHT FREEHOLD FLAT

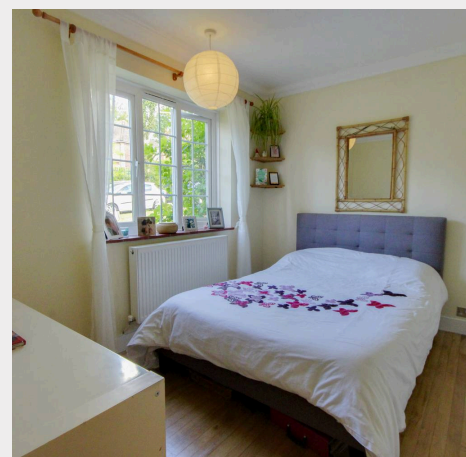


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A recently refurbished 2 bedroom FREEHOLD ground floor flat with its own private rear garden situated in this desirable private road within 500 yards of the railway station with the benefit of very low annual service charges.

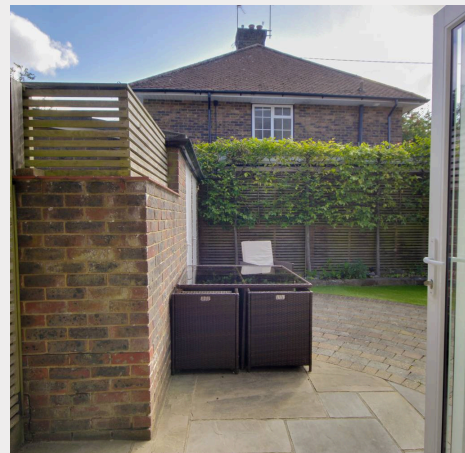
- Freehold flat in prime location near railway station
- Private 27' x 19' rear garden - outhouse
- Private front door and spacious entrance hall
- Sitting room and modern refitted kitchen
- 2 generous double sized bedrooms
- Double glazing – gas heating to radiators
- Outright freehold flat (no lease/ground rent)
- Mortgages – NatWest/RBS bank are the only lenders to give mortgages on freehold flats
- Service charge: The 8 flats pay £225 pa into a fund to cover some external works and maintain their own gardens and part of the building.
- NB. In the deeds, it states that the different flats are responsible for different parts of the building such as drains or roofs etc
- Management: Residents Association (Wickham Flats Ltd). Secretary: Brian@briancook.co.uk T: (07831) 599440
- EPC rating: TBC – Council Tax Band: B



This is 1 of just 8 purpose-built flats in this desirable private road just to the north of the railway station and within close proximity to Sainsbury's, Waitrose, the leisure centre, several good schools and 6th form College. Wickham Way runs between College Road and Old Wickham Lane on the north side of town close to countryside and within a 10 minute walk of the railway station. A footpath at the top of the road links with countryside, Haywards Heath Golf Club and a very pleasant walk up through the Borde Hill Estate to Ardingly reservoir. Blackthorns and Harlands Primary School and Oathall Community College with its farm are within walking distance and some children from this side of town go to Warden Park Secondary Academy in neighbouring Cuckfield. The town centre with its shops and stores is under a mile distant and the town's fashionable Broadway has an array of restaurants, cafes and bars. By road, access to the major surrounding areas can be swiftly gained via the A272, the Balcombe Road and the A/M23 which lies about 6 miles to the west at Bolney or 8 miles to the north at Maidenbower. The town has several large parks and open spaces and the local area has many stunning beauty spots including both Ditchling and Chailey common nature reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

Distances on foot/by rail/car in miles (approx)

Countryside and footpaths 400 yards, Haywards Heath Railway station 0.3 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins), The Broadway 0.75, Harlands Primary School 0.4, Blackthorns Primary School 0.8, Oathall Community College 0.9, A/M23 Bolney 6, Maidenbower (Junction 10A) 8, Gatwick Airport 13, Brighton Seafront 16

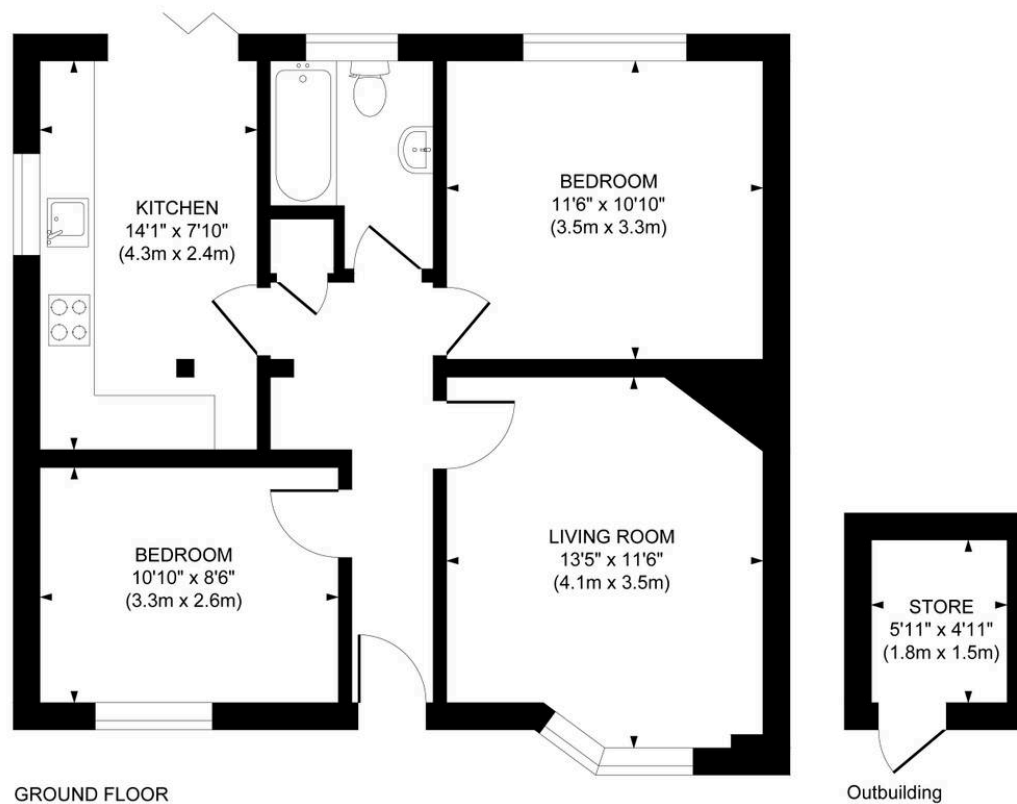


Approximate Gross Internal Area

Main House 622 sq. ft / 57.84 sq. m

Outbuildings 29 sq. ft / 02.70 sq. m

Total 651 sq. ft / 60.54 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.

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