



**24 Funnell Drive, Haywards Heath, West Sussex RH17 7DF**

Guide Price £285,000-£300,000 ... Leasehold



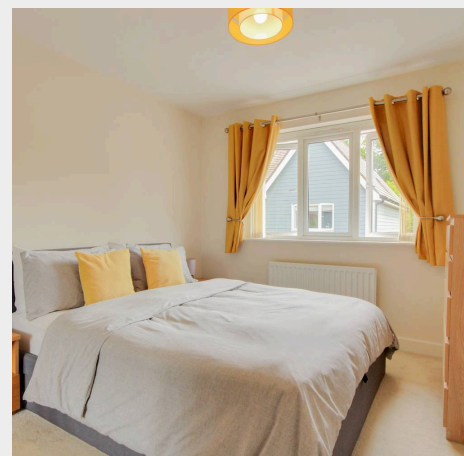
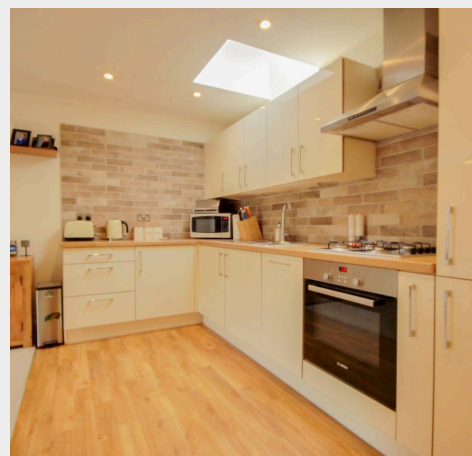
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An absolutely immaculate 2 double bedroom Coach House flat with garage beneath on this popular development behind the hospital and benefiting from a long lease and no fixed service charges as the property is responsible for the upkeep of its part of the building.

- Immaculate and neutral decor
- Quiet cul-de-sac location near hospital
- Private front door, hall and garage below
- Open plan living/kitchen area with built-in appliances
- 2 generous double bedrooms and bathroom
- 10 minute walk to the hospital
- Near St Francis sports/social club & swimming pool
- Self maintaining building (No fixed service charges)
- Privately managed estate with plenty of play areas
- Viewing highly recommended
- EPC rating: B - Council Tax Band C
- Tenure: leasehold - 125 years from 01.01.2014
- Ground rent: currently £250 per year
- Estate charge: approximately £400 a year to cover the cost and upkeep of the communal areas and management of the private development. No 24 is responsible for the upkeep of their own part of the building.
- Managing agents: Hunters group, Burgess Hill t: 01444 254400



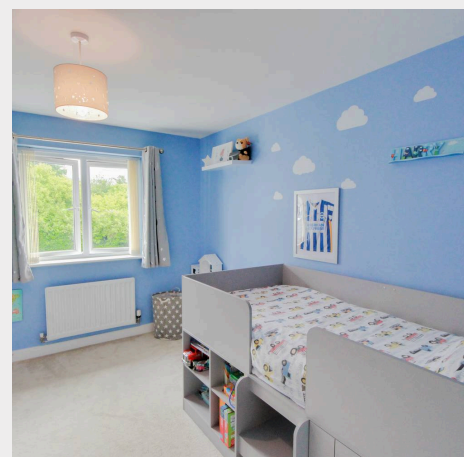
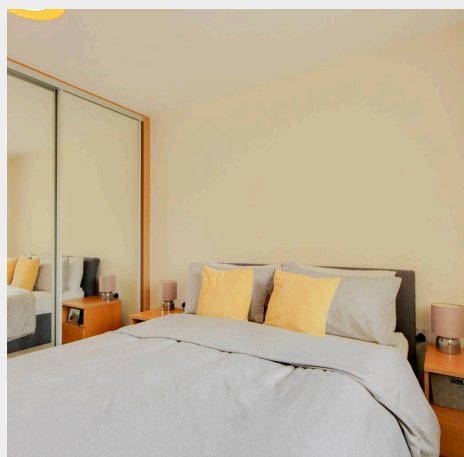


Funnell Drive is a cul-de-sac located off Robertson Drive which is just off the A272 relief road (Rocky Lane East) which runs between the Lewes Road and Wivelsfield Road to the south of Princess Royal Hospital. The property is within a short walk of the hospital (via Southdowns Park) and countryside. 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 by car (1.5 miles on foot) which is adjacent to Waitrose and close to Sainsbury's Superstore, 6th form college and the leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the 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 (approximate miles on foot)**

Schools: St Wilfrid's Primary (1.2), St Joseph's RC Primary (1.4), Northlands Wood (0.8), Warden Park Primary Academy (1.2), Oathall Community College (1.5) and Warden Park Secondary Academy in Cuckfield (2.8) Railway Station: Haywards Heath (1.5) providing fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Town centre (1.0), Brighton seafront (14.8) and Gatwick Airport (15.6)



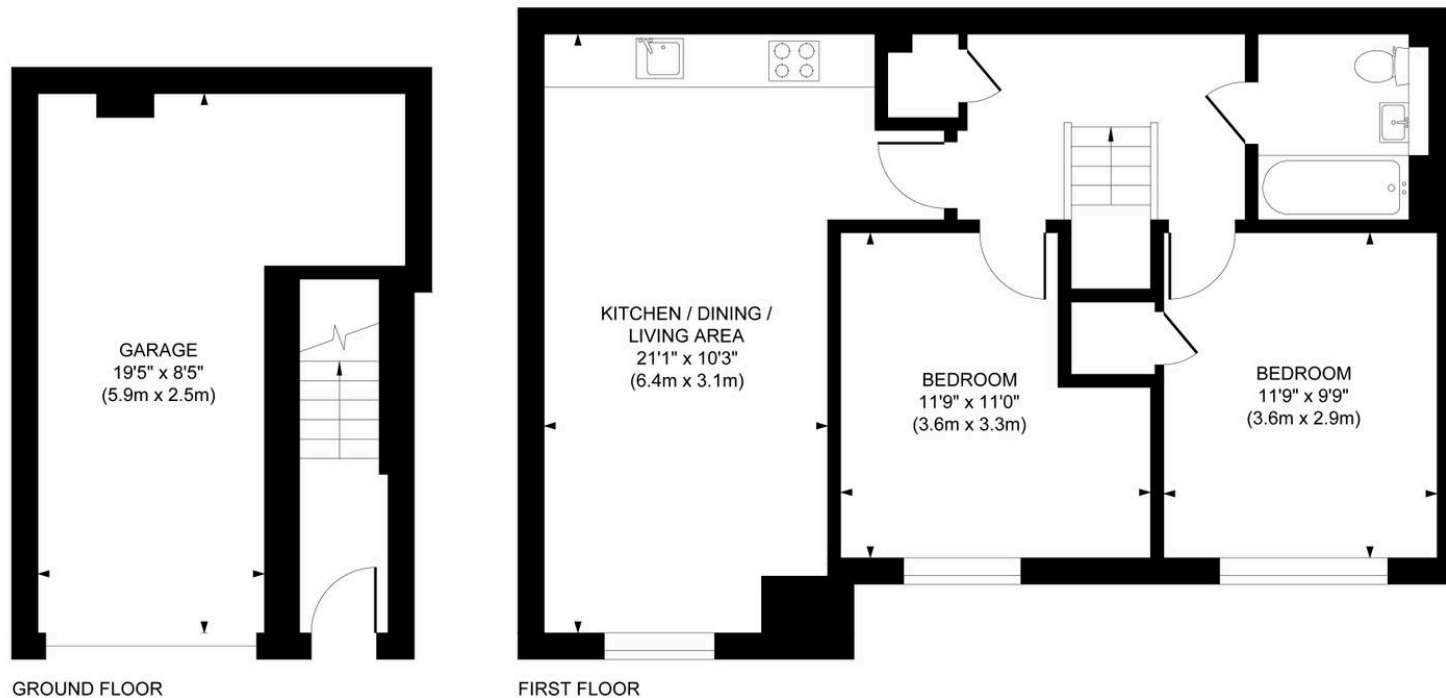


**Approximate Gross Internal Area**

Main House 611 sq. ft / 56.67 sq. m

Garage 197 sq. ft / 18.33 sq. m

Total 808 sq. ft / 75.00 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**  
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