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Conservatory Flat, Woodlands, 32 Paddockhall Road, Haywards Heath, RH16 1HL
GUIDE PRICE ... £225,000-£235,000 ... LEASEHOLD WITH SHARE OF FREEHOLD



An enormous (675 sqft) ground floor character flat in this beautiful Victorian building which comprises 5 apartments and benefits from a share of the freehold and a fantastic location within a 5–10 minute walk of the railway station and town centre.

- Substantial ground floor character flat
- High ceilings and fireplaces
- 0.3 mile walk to the railway station
- Private front door, communal hallway with 2nd entrance
- Fabulous living room with marble fireplace & bay window
- Bedroom with fireplace and bay window
- Useful conservatory/dining hall
- Small re-fitted kitchen and shower room
- Resident parking and communal gardens
- For sale with no onward chain
- EPC rating: on order – Council Tax Band: B
- Tenure: Share of Freehold and remainder of a 125 years Lease from 29.09.1999 (99 years remaining)

Ground rent: none payable

Service charge: £138 per month towards all costs

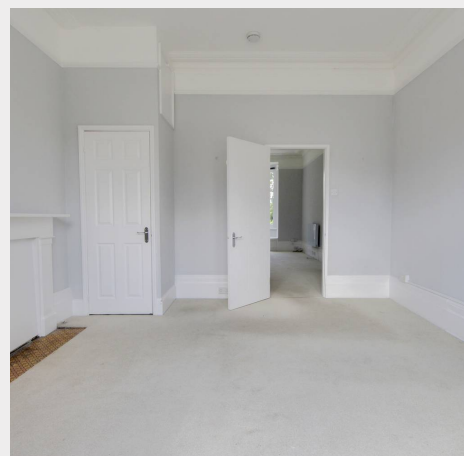
Managing agents: Residents' Association



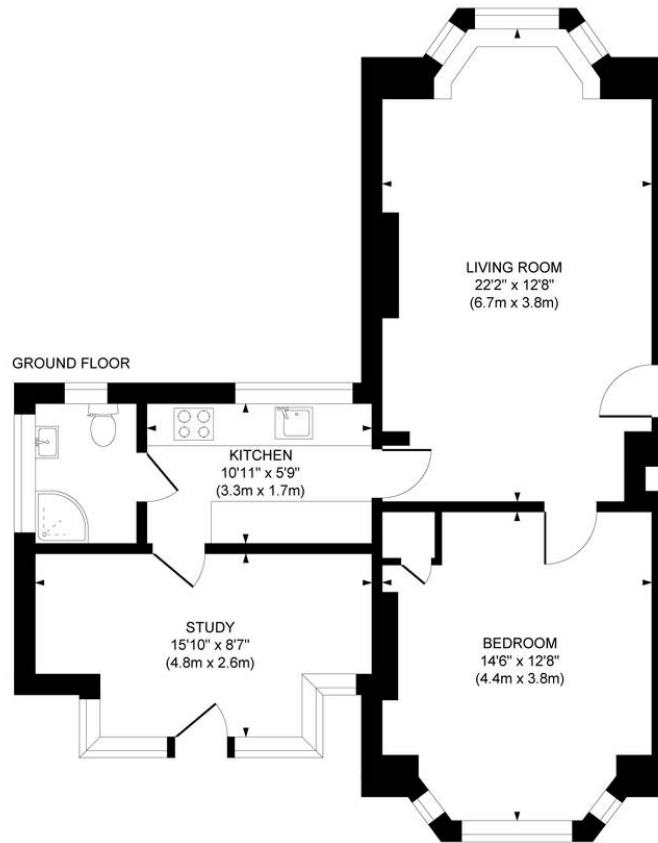
The property is located on Paddockhall Road which in turn is located on the west side of town about 500 yards south west of the railway station. Nearby facilities include the Dolphin leisure centre, Sainsburys and Waitrose stores and a selection of shops & food outlets adjacent to the station. Children from this side of town generally go to Harlands primary school in Penland Road and then onto Warden Park secondary academy in neighbouring Cuckfield. The local area is also well served by numerous excellent independent schools, most of which run a school bus service with pick up points close by. The town centre is within a 10 minute walk where there is an extensive range of shops, stores and the trendy Broadway with its several restaurants, cafes and bars. By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23. The latter lying about 5 miles to the west at Bolney or Warminglid.

Distances (approximate miles on foot/car/train)

Harlands Primary School. 0.8, Warden Park Secondary Academy 1.4, Oathall Community College 1.1, The Broadway & Town Centre 0.5, A23 at Warminglid & Bolney 5 & 5.5, Gatwick 13.5, Brighton seafront 14.5, Railway Station (350 yards) - London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins



Approximate Gross Internal Area
676 sq. ft / 62.85 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
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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