



31 Greenways, Haywards Heath, West Sussex RH16 2DT

Guide Price £385,000



**MANSELL
McTAGGART**
Trusted since 1947



An enormous 3 bedroom, 2 reception room 1st floor apartment with a garage in this select private cul-de-sac on the Haywards Heath/Lindfield borders within a short walk of the railway station and town centre offering flexible accommodation and benefiting from a very long lease and a share of the freehold.

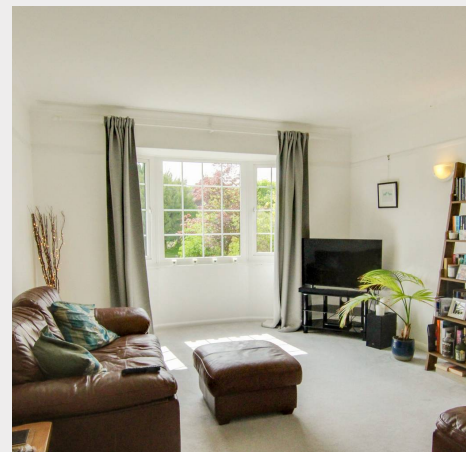
Tenure: Share of freehold and remainder of a 999 year lease from 1st January 2004

Service charge: Each of the flats pay £100 per month towards the upkeep of the building, grounds, insurance and Contribution to the sinking fund.

Managing agents: The building is collectively managed by the residents (Corner Court Management Company Ltd)

Annual road contribution: currently £30 to pay to the Greenways Residents' Association. Greenways is an unadopted road and property owners are responsible for the maintenance of the road and drains.

- Highly versatile accommodation of 920 sq. ft.
- 1 of just 4 properties in the building
- Long lease and a share of the freehold
- Private cul-de-sac location
- 0.5 mile walk to the railway station
- Short walk to Lindfield's picturesque Village High Street
- Garage in block close by
- Small courtyard garden area to rear
- For sale with no onward chain
- EPC rating: C - Council Tax Band: D



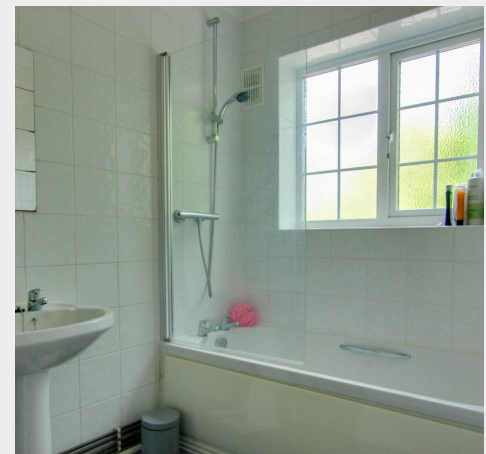
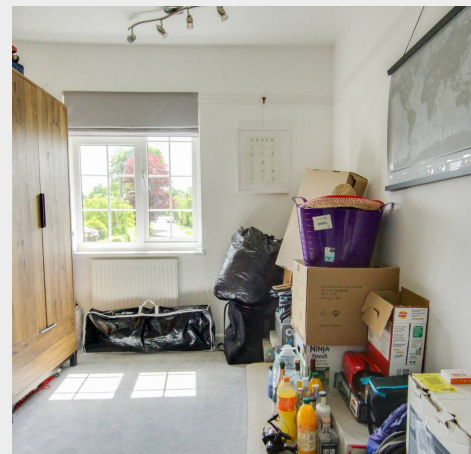
Greenways is situated off West Common on the Haywards Heath/Lindfield borders and is regarded as a prime residential area close to the railway station.

The town centre is approximately 0.75 miles distant to the south offering an extensive range of shops, stores, cafes, restaurants and bars. There is also a 6th form college and a leisure centre.

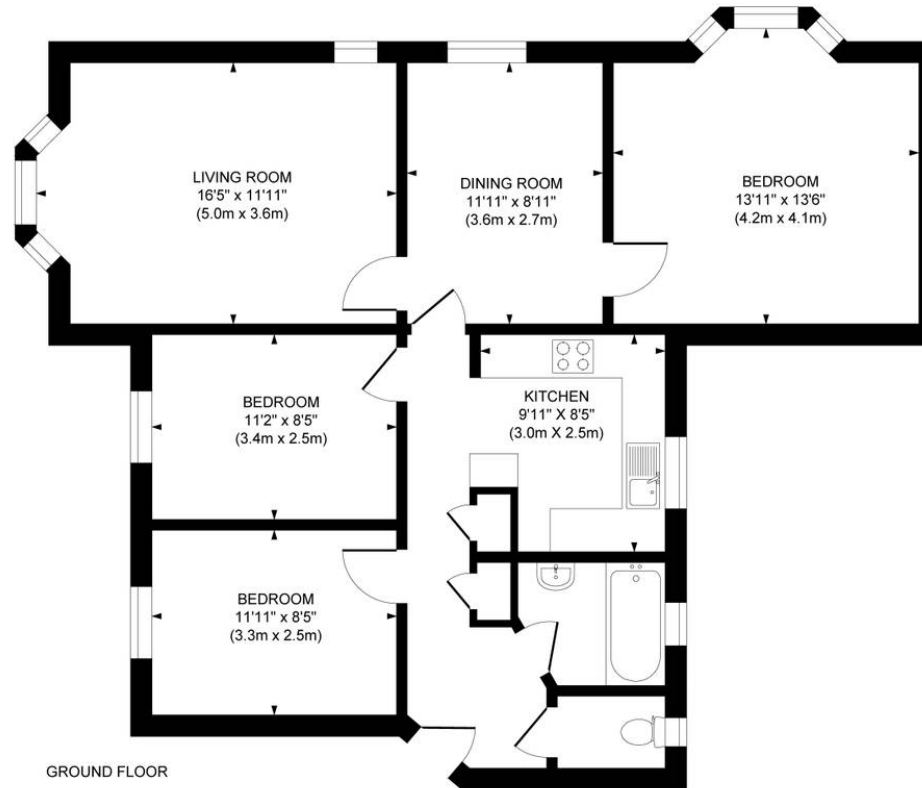
By road, access to the major surrounding areas can be gained via the A272 and A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Schools: Lindfield Primary School (0.6 miles), Blackthorns Primary School (0.5 miles), St Josephs RC Primary School (0.6miles), Oathall Community College (0.2 miles)

Station: Haywards Heath mainline station (0.5 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
920 sq. ft / 85.48 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

Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.