



2 Pinfold House, Great Heathmead, Haywards Heath, RH16 1FF

Guide Price £300,000 - £315,000 Leasehold/Share of Freehold



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A recently refurbished 2 bedroom ground floor apartment with its own south facing patio and having the luxury of having a garage and a parking space in this well-managed complex where residents collectively own the freehold and is ideally placed within 300 yards of the railway station, leisure centre, Waitrose and Sainsbury's.

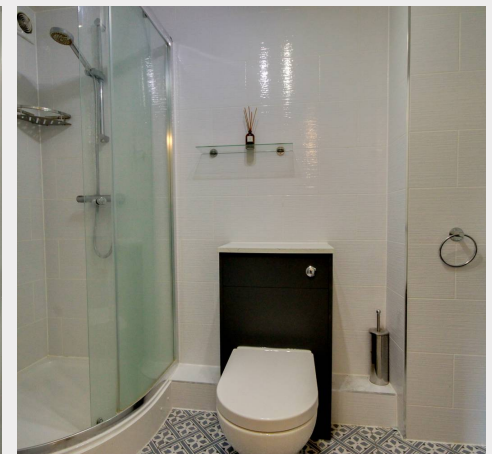
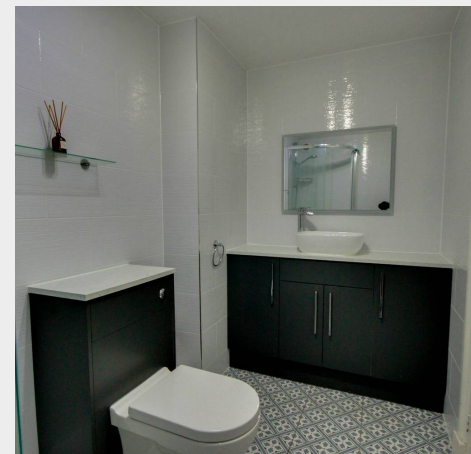
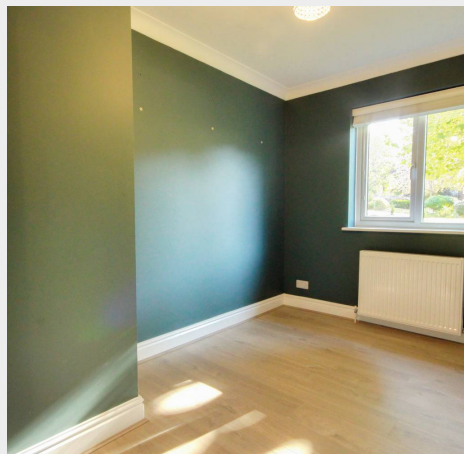
- Garden flat in desirable gated complex
 - Prime west side location near station
 - Garage and allocated parking space
 - Sunny south and west facing aspects
 - South facing patio and side door from kitchen
 - Beautifully refitted kitchen and bathroom
 - Recently replaced double glazed windows
 - Replaced boiler and radiators throughout
 - Close to leisure centre, Waitrose & Sainsbury's
 - Easy walk to Broadway & town centre shops
 - EPC rating: C - Council Tax Band: D
 - **Tenure:** share of freehold and remainder of a 150 year lease from 08.05.1987
 - **Ground rent:** currently £200 per annum which doubles every 25 years - next review in 2037
 - **Service charge incl. buildings insurance:** for the current year is £2064
- Managing agents:**
Graves Son & Pilcher t: 01273 321 123



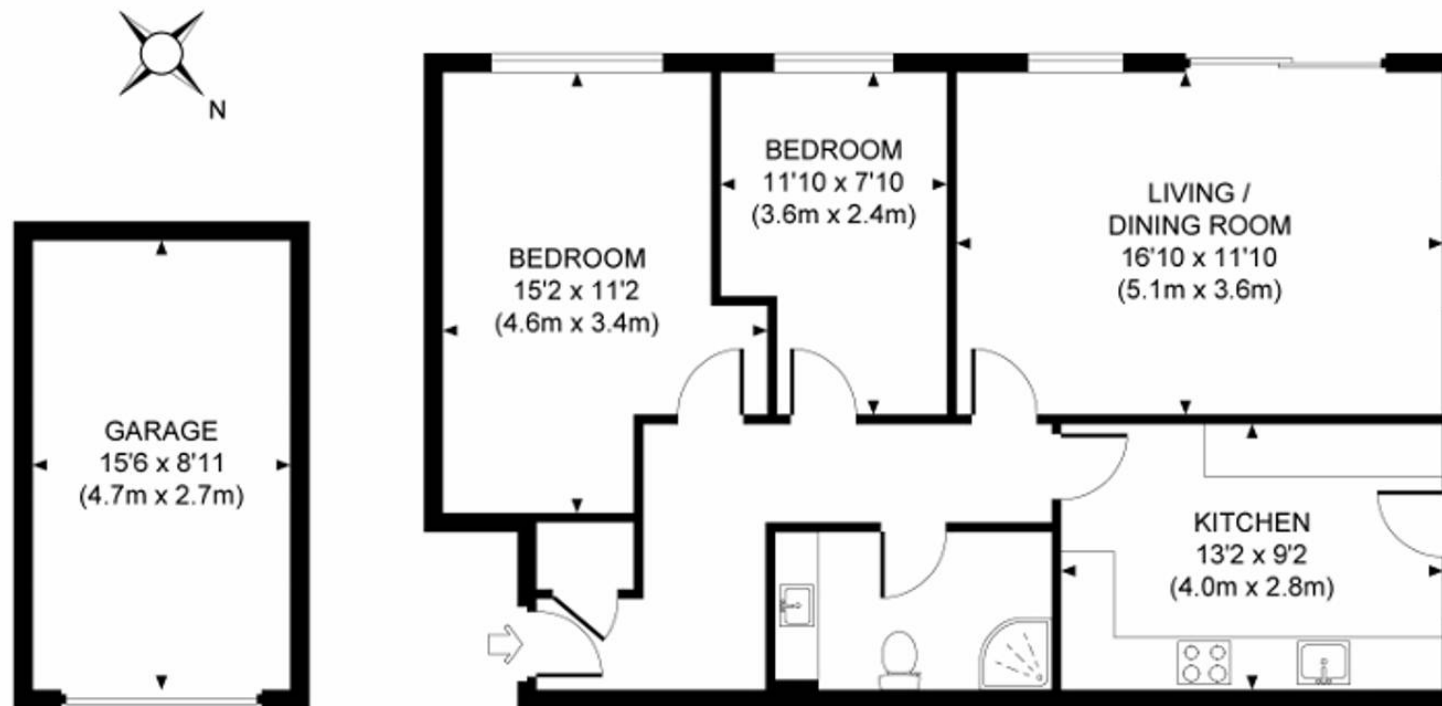
The property is located within the desirable Great Heathmead complex, situated off Milton Road close to Haywards Heath mainline station (300 yards of the apartment) and offers fast and regular services to London (Victoria and London Bridge 47 minutes), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Other nearby facilities include the Waitrose store (adjoining the station), a range of shops, restaurants, pub, Sainsbury's superstore and the Dolphin leisure centre with its excellent sporting facilities which is located behind the complex.

The town centre is just over half a mile from the property where there is an extensive range of shops, stores and an array of restaurants, cafes and bars in the Broadway.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately five miles to the west at either Bolney or Warninglid.



Approximate Gross Internal Area
709 sq ft / 65.9 sq m
Approximate Gross Internal Area Outbuildings
137 sq ft / 12.7 sq m
Total Gross Internal Area 846 sq ft / 78.6 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 any decisions reliant upon them.

Mansell McTaggart Haywards Heath

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