



60 Queens Road, Haywards Heath, West Sussex, RH16 1EE
£190,000 without parking or £200,000 with parking ... **SHARE OF FREEHOLD**



**MANSELL
McTAGGART**
Trusted since 1947



A very spacious 1 bedroom flat offering potential for conversion into a 2 bedroom flat (STPP) occupying the entire first floor of this detached Edwardian house within a 5 minute walk of the railway station with the option to buy a parking space separately.

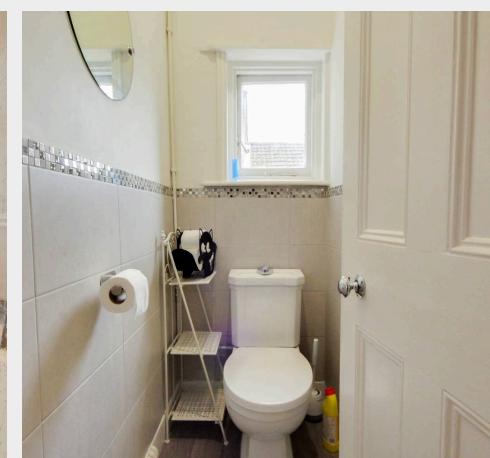
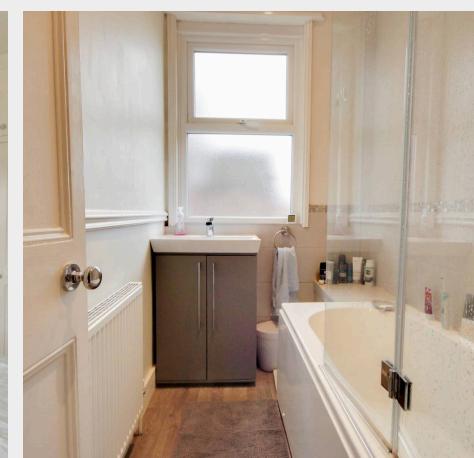
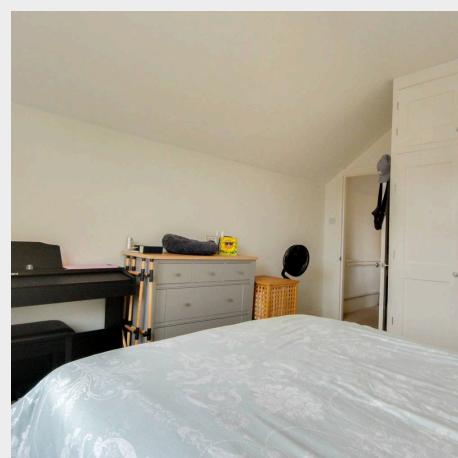
- Very large flat of almost 650 ft.²/59 m²
- Great location near the railway station
- For sale with vacant position or with a tenant on an Assured Tenancy paying £1150 per month
- Private front door, entrance hall, large landing
- Huge sitting room with feature fireplace
- Separate kitchen/dining room (pot. bed 2)
- Large double bedroom, refitted bathroom and cloakroom
- Gas heating to radiators - Character features
- A parking space behind might be available by separate negotiation
- EPC rating: D - Council Tax Band: B
- Tenure: leasehold 999 years from 01.01.2019 and 50% share of freehold
- Buildings Insurance: £700 per year
- The property is responsible for the upkeep of its own maintenance, roof and outside rendering.
- Ground rent: none payable

The property is situated midway along Queens Road surrounded by properties of a similar style and era. Queens Road is one of the most popular roads in the station area and nearby facilities include an array of shops and food outlets by the railway station including Waitrose, Sainsbury's superstore, Clair Park, 6th form college and the Dolphin Leisure Centre is also close by.

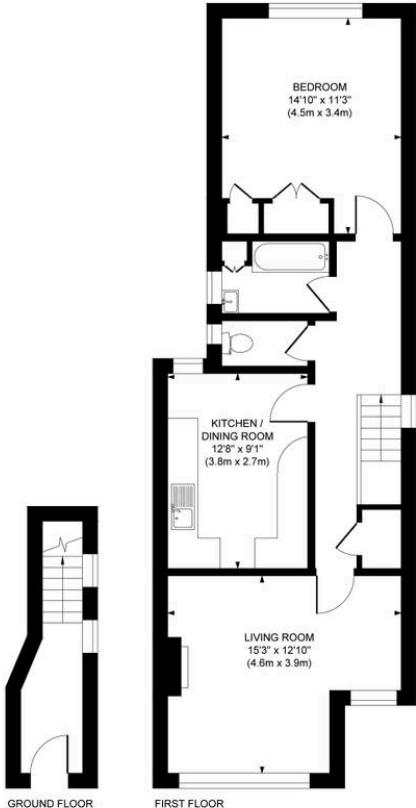
Children from this side of town generally fall into the catchment area for the primary schools in Lindfield but the property is also within comfortable walking distance of Harlands Primary in Penland Road. They go onto Oathall Community College with its own farm which can be easily accessed from an alleyway off West Common.

The town centre is about 0.75 miles to the south where there are numerous shops and stores whilst the fashionable Broadway is a little closer with its selection of restaurants, cafes and bars. The railway station is within 500 yards and provides fast commuter links to London Bridge/Victoria in 45 mins, Gatwick airport 15 mins and the south coast at Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanley Lane, the A272 and the A/M23, which lies about 5.5 miles to the west at Warninglid or 8.5 miles to the north at Maidenbower (Junction 10A).



Approximate Gross Internal Area
695 sq. ft / 64.59 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

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.