



## 6 Milton Court, Paddockhall Road, Haywards Heath, RH16 1EY

Guide Price £280,000 – £290,000 ...Leasehold/Share of Freehold



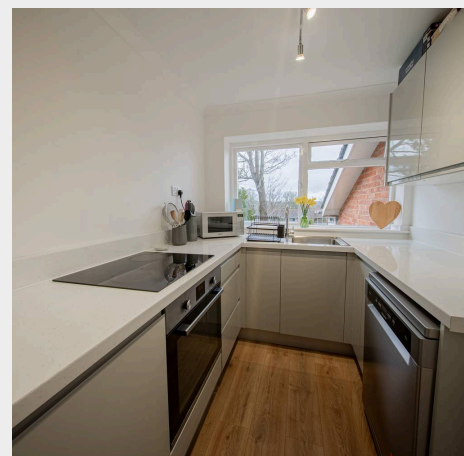
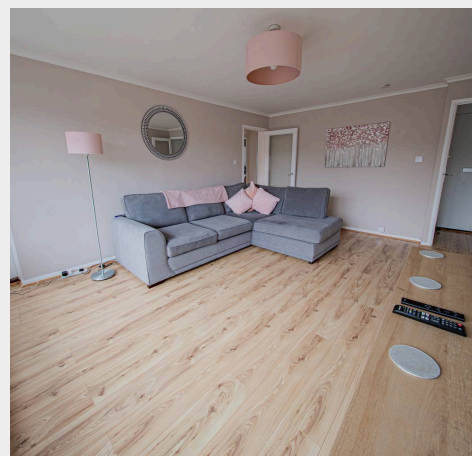
**MANSELL  
McTAGGART**  
Trusted since 1947





A 2 double bedroom south facing top floor flat with balcony in this well managed complex literally 300 yards from the railway station where the residents collectively own the freehold.

- South facing top floor apartment
- Great location near railway station
- Plenty of resident parking spaces
- Large living room with south facing balcony
- Separate modern kitchen with built-in oven
- 2 generous double bedrooms & shower room
- Within 300 yards of the railway station
- Close to leisure centre, Sainsbury's, Waitrose
- 10 minute walk to the town and Broadway
- EPC rating: D - Council Tax Band: C
- Tenure: Share of freehold and leasehold – 125 years from 25 December 1992
- Service charge: £1893 for the year 2025/26
- Ground rent: £150 per year
- Managing agents: Graves son & Pilcher, Brighton T: (01273) 321123





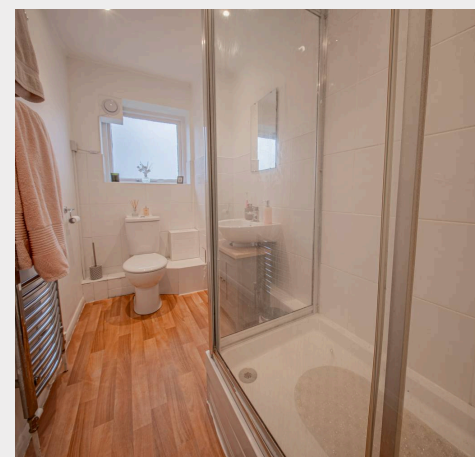
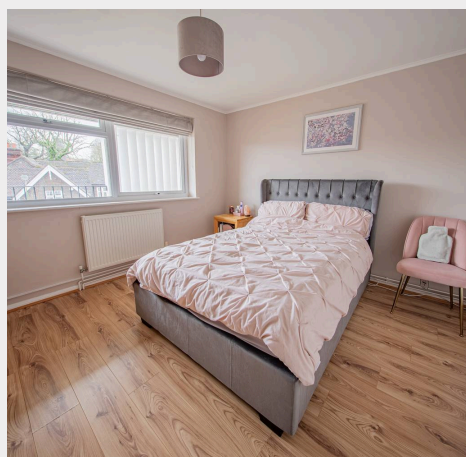
Milton Court forms a part of Winnals Park which is a gated complex located on the corner of Paddockhall Road and Lucastes Avenue on the town's desirable west side close to the Dolphin Leisure Centre, 6th form college, Sainsbury's Superstore, Waitrose and the railway station. There are numerous shops and food outlets near the station whilst the town centre is 0.5 miles distant and provides an extensive range of shops, stores, cafes, restaurants and bars.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warminglid.

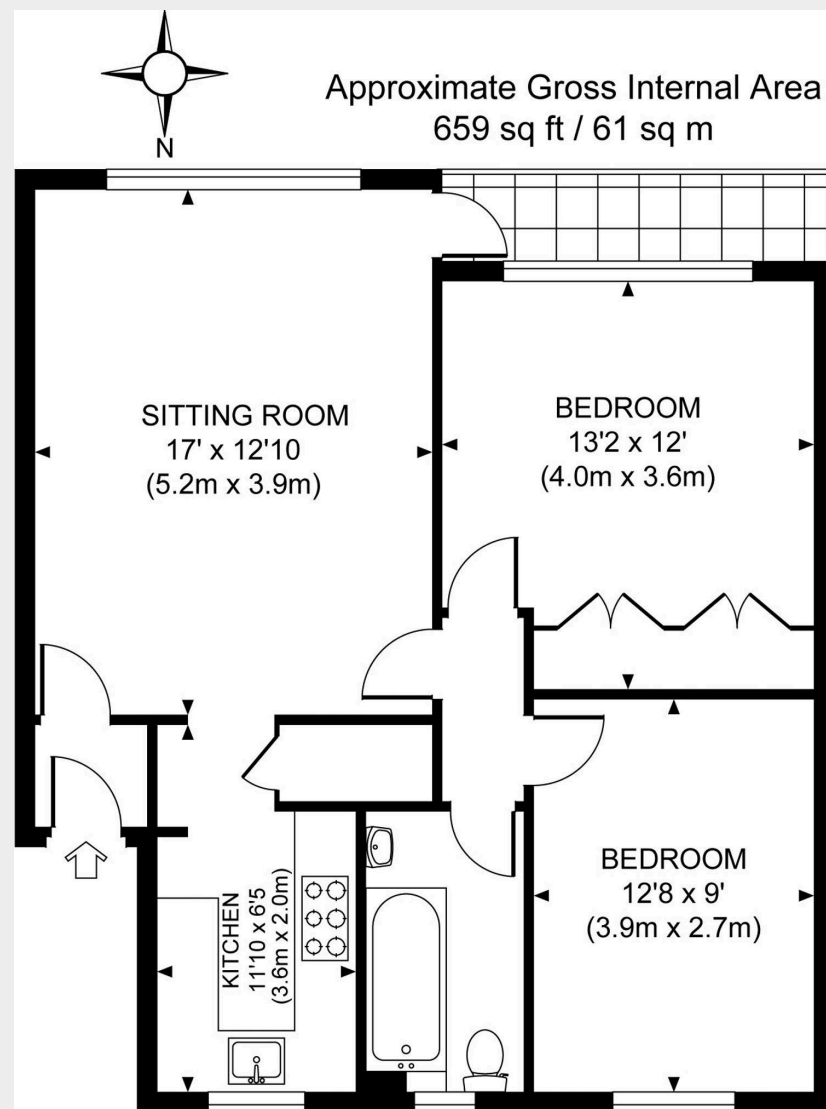
**Distances in approximate miles:**

**Schools:** St Joseph's R C Primary (0.9 miles); Harlands Primary School (0.7 miles); Warden Park Junior Academy (1.0 mile); Warden Park Secondary Academy in Cuckfield (1.3 miles); Oathall Community College (0.9 miles).

**Station:** Haywards Heath mainline station (0.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).







## Mansell McTaggart Haywards Heath

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