



26 Larch Way, Haywards Heath, West Sussex RH16 3TY

Guide Price £180,000 – £190,000 ... Leasehold



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A 1 bedroom 1st floor maisonette with a garage en-bloc with a small area of private garden & parking space directly in front, with a recently extended lease benefiting from no fixed service charges (Self maintaining). Situated in a cul-de-sac overlooking a large green to the rear in the popular Northlands Wood area within an easy walking distance of the hospital and Lindfield Village.

- The perfect first time buyer property
- 1st floor maisonette in immaculate neutral order throughout
- Garage in adjacent block (3rd on right to north)
- Parking space and garden area to front
- Re-fitted bathroom with white suite
- Recently extended lease
- Self maintaining – no annual service charge
- Close to a Tesco Express & pharmacy
- Easy walk to hospital & Lindfield Village
- For sale with no onward chain
- EPC rating: D – Council Tax Band: B
- Tenure: The owner recently bought a new lease 123 years remaining for over £25,000 (approx. 123 years remaining)
- Ground: £50 per year (Fixed for duration of lease)
- Service charge: No charges – the owner is responsible for the upkeep of their own part of the building.



Larch Way is located off Northlands Avenue opposite the small Tesco store on the town's south eastern side. Other nearby facilities include a pharmacy, medical surgery and Northlands wood primary school. A regular bus service runs close by linking with the hospital, town centre and railway station.

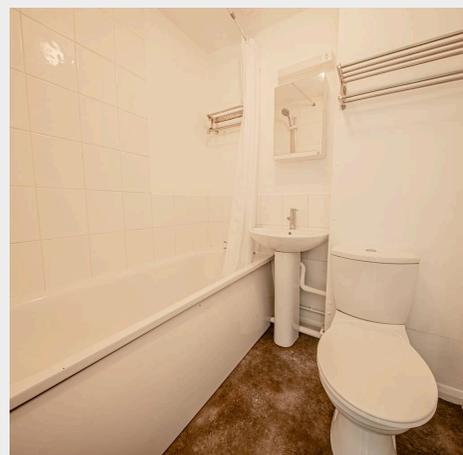
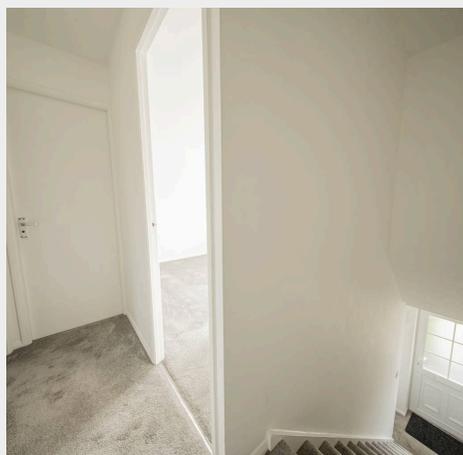
Northlands Wood is popular with families and is close to open countryside, a good country pub and is within walking distance of Oathall Community College with its farm in neighbouring Lindfield. Lindfield village with its picturesque High Street, landmark duckpond and common is under a mile on foot.

The town centre is about 1.2 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars. The town also has a leisure centre and numerous sports clubs.

The railway station is approximately 1.7 miles distant and provides fast commuter links to London Bridge/Victoria (47 mins), Brighton (20 mins) and Gatwick (15 mins).

Access by road to the major surrounding areas can be gained via the A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

Schools: Northlands Wood Primary School (0.3 miles) Oathall Community College (0.9 miles)

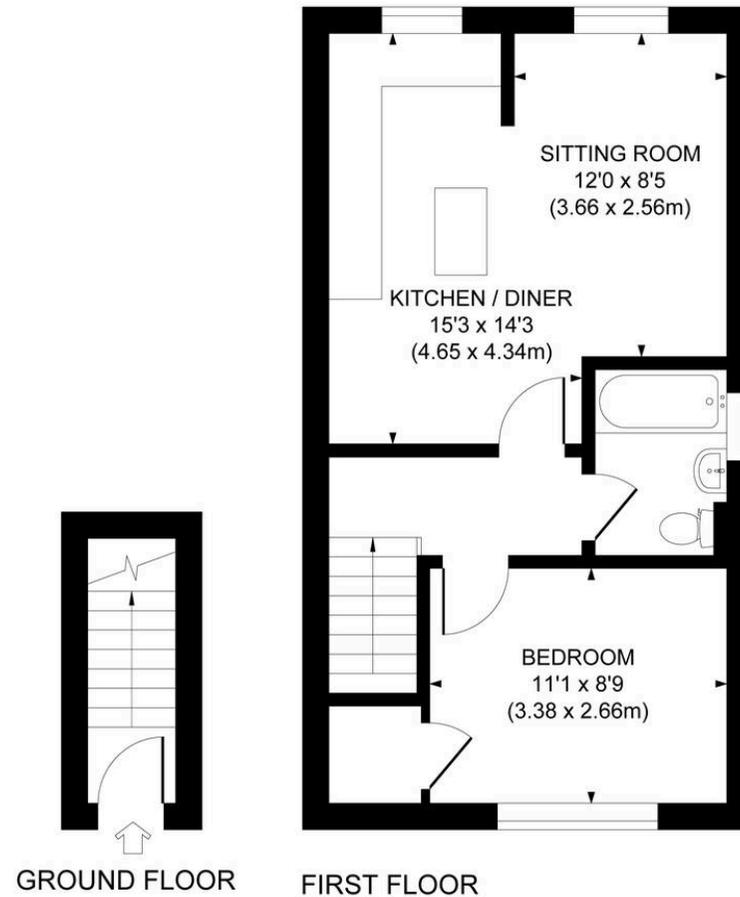


Approximate Gross Internal Area

Ground Floor 37 sq. ft / 3.40 sq. m

First Floor 441 sq. ft / 40.90 sq. m

Total 478 sq. ft / 44.30 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.

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