



30 Trevelyan Place, Heath Road, Haywards Heath, RH16 3AZ

Guide Price £250,000 - £265,000 ... Leasehold



**MANSELL  
McTAGGART**  
Trusted since 1947



A modern 2 bedroom, 2nd floor apartment in this desirable town centre gated complex with allocated parking originally built in 2000 and more recently has had a refitted kitchen, family bathroom and en-suite shower. Presented for sale in very clean and tidy order throughout and ideally placed within a few minutes walk of the main town centre shops, the fashionable Broadway and 10 mins from the railway station.

- 2nd floor 2 bedroom apartment
- Desirable gated complex in town centre
- Refitted kitchen, bathroom & en-suite shower room
- Immaculate neutral decorations throughout
- Allocated parking space (No. 30)
- Big lounge/dining room
- Separate kitchen with built-in oven & dishwasher
- Several built-in storage cupboards
- Within 300 yards of The Orchards & Broadway
- For sale with no onward chain
- EPC: TBA - Council Tax Band: D
- Tenure: Leasehold 125 years from 2000
- Ground rent: currently £320 a year reviewed every 10 years in line with the retail price index. However, from 2028 it is understood that the new Leasehold Reform Act will take all ground rents back to £250 per year
- Service charge: for the 6 month period 01.11.25 - 30.04.26 = £759.61
- Managing agents: First Port Property Services  
T: 0333 321 4080 [www.firstport.co.uk](http://www.firstport.co.uk)



Trevelyan Place is located on the southern side of Heath Road which is in turn off Perrymount Road and The Broadway with its numerous restaurants, cafes and bars. All shops are within a few minutes walk and there are several primary schools within easy reach.

The mainline station is approximately 0.5 miles away and offers fast and regular services to London (Victoria/London Bridge both 47 minutes), Gatwick Airport and the South Coast (Brighton 20 minutes).

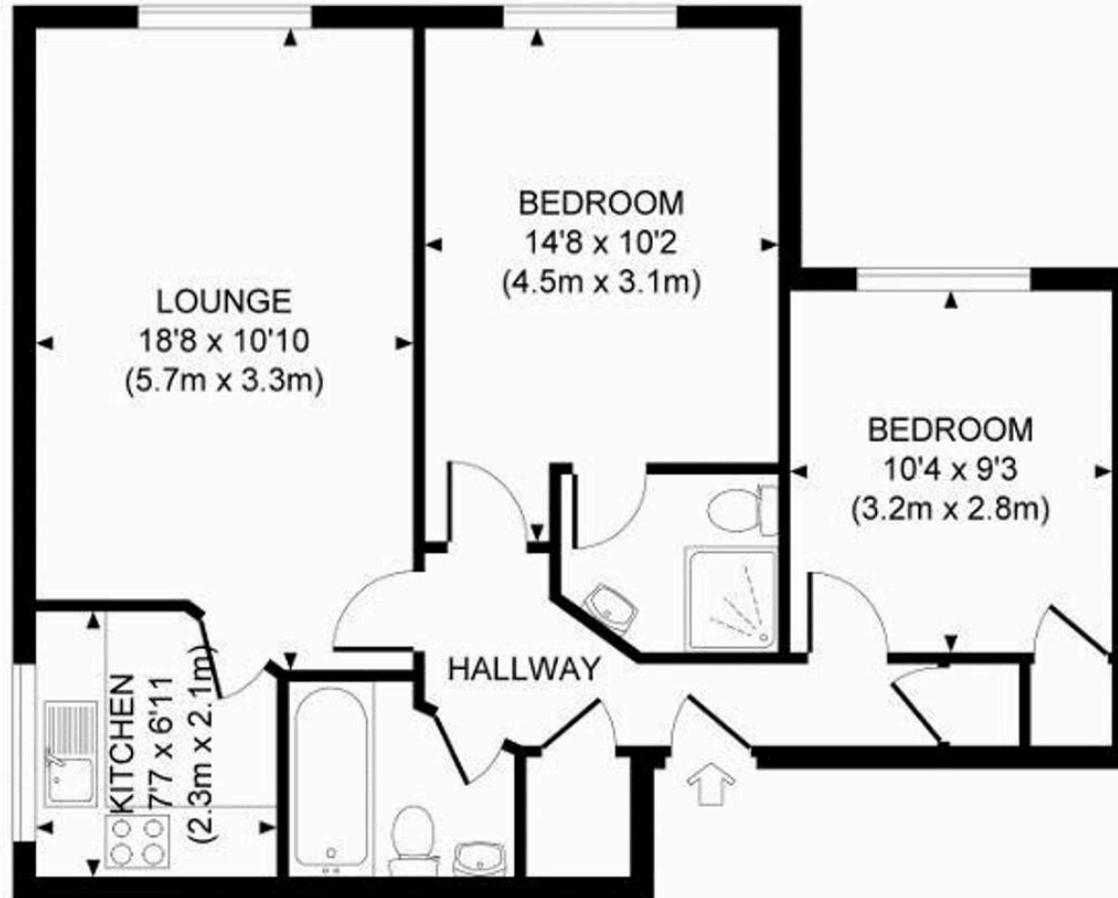
By road, access to the major surrounding areas, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warringlid or 8 miles to the north at Maidenbower (Junction 10A).

Schools... Oathall Community College (0.8 miles)  
Blackthorns Primary School (1.2 miles) Lindfield Primary (1.5 miles) St Joseph's RC Primary (0.3 miles)

Station... Haywards Heath (0.5 miles) which provides fast commuter services to London (Victoria/London Bridge 20 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area  
613 sq ft / 56.9 sq m



## 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](http://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.