



Flat 1, 16-18 South Road, Haywards Heath, West Sussex RH16 4LA

Guide Price £160,000 - £170,000 ... Leasehold



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A 1 bedroom first floor flat with its own private terrace situated at the rear of this town centre building with the benefit of a very long lease, low service charges and a peppercorn ground rent within walking distance of the hospital and the railway station.

- Town centre apartment with roof terrace
 - Quietly situated at the rear of the building
 - Immaculate and neutral order throughout
 - Open plan kitchen/living area
 - Kitchen re-fitted 5 years ago
 - Spacious bathroom with window
 - 10 minute walk to the hospital
 - 10-15 minute walk to the railway station
 - No allocated parking
 - *Permits available in Franklynn Car Park
 - Internal viewing highly recommended
 - EPC rating: C - Council Tax Band: B
 - Tenure: leasehold 149 years 360 days from 12.12.2014
 - Ground rent: Peppercorn - none payable
 - Service charge: £420 for the current year
 - Buildings insurance: £239.44 for the current year
- * Parking permits can be bought from the local council for the car park on Franklynn Road. However, the owner has lived here since 2018 and often works shifts so can use the local public car parks after hours and when she is at home just parks her car in the streets nearby where there are no parking restrictions.



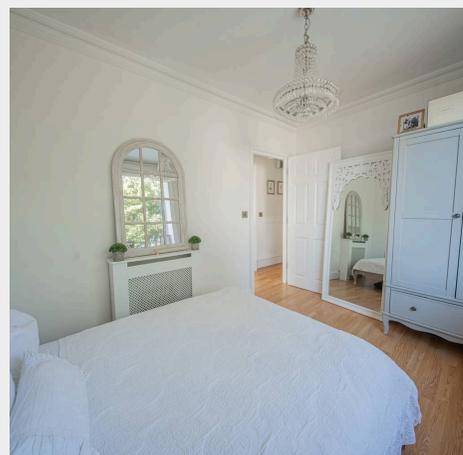
The property is located in the heart of the town centre above the Cook shop and is therefore close to all the shops and Victoria Park. The town's fashionable Broadway is within a short stroll where there are numerous restaurants, cafes and bars. Haywards Heath has numerous leisure groups, sports clubs, 6th form college and a leisure centre. Schools are well represented throughout the town and the property is within a short walk of several primary schools.

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 Warninglid or 8 miles to the north at Maidenbower (Junction 10A).

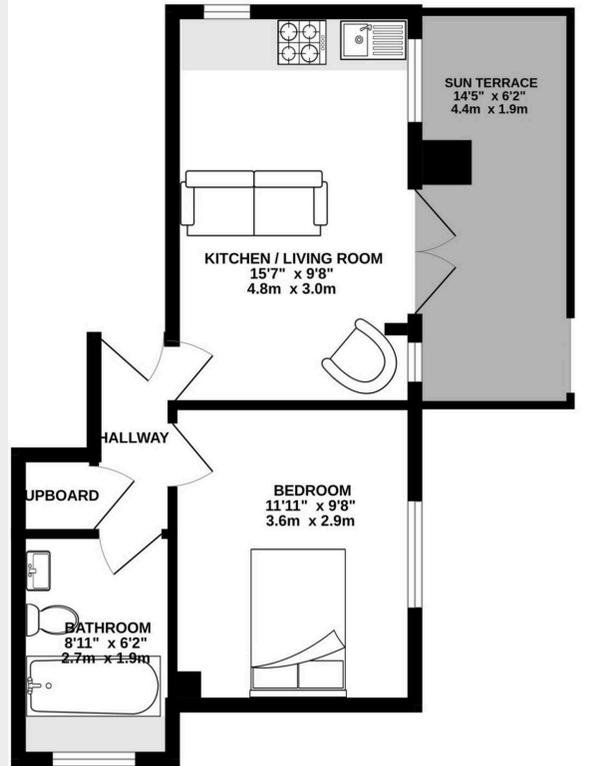
The railway station is approximately 0.65 miles distant and provides fast commuter links to London (Victoria/London Bridge 20 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Distances in approximate miles:-

Schools: St Joseph's RC Primary (0.25), Warden Park Primary Academy (0.3), St Wilfrid's Primary (0.6), Oathall Community College (0.8), Warden Park Secondary Academy (1.2)



FIRST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 353 sq.ft. (32.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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