



15 Abigail House, Hazelgrove Road, Haywards Heath, RH16 3UR

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

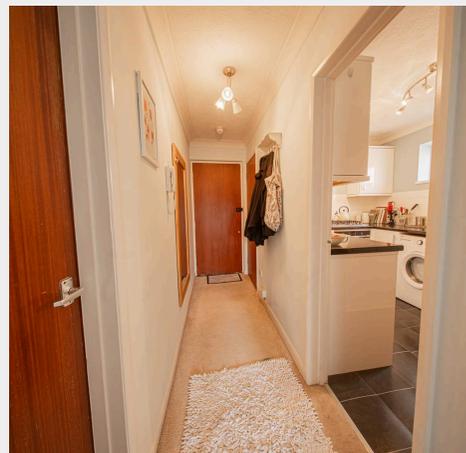


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A very nicely presented 1 bedroom first floor apartment in this town centre block with allocated parking.

- Immaculate first floor apartment
- Great location in town centre
- Literally across the road from the Orchards Shopping Centre
- Easy walk to hospital and railway station
- Modern kitchen and bathroom fittings
- Mostly double glazed windows with fitted blinds
- Sitting room with bay window
- Separate kitchen with built-in oven
- Double bedroom with built-in double wardrobe
- Allocated & visitors' parking spaces
- For sale with no onward chain
- EPC rating: C - Council Tax Band: A
- Tenure: Leasehold 106 years remaining - from 7 June 2013 to 23 June 2132
- Ground rent: currently £100 per annum
- Service charge: currently pay £1004.50 every 6 months
- Managing agents: www.harper-stone.co.uk
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Abigail House is located between Hazelgrove Road and St Joseph's Way just to the east of the town centre and can be accessed by car from St Joseph's Way. The Orchards shopping centre is virtually across the road and has numerous shops including a Marks & Spencer. The town's other main shopping area of South Road is within a few minutes' walk. The town's trendy Broadway with its restaurants, cafes and bars is within a 5 minutes walk whilst the railway station is approximately a 10 minutes' walk. There is a Waitrose store adjacent to the station and a large Sainsbury's Store just beyond the station. Schools are well represented throughout the town and the property is within a short walk of numerous primary schools. Children from this side of town fall into the catchment area for Oathall Community College (secondary school) in nearby Lindfield. There is also a 6th form college in the town. There are several large parks, open spaces and a leisure centre. There are several beauty spots within a short drive which include both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, the 180 acre Ardingly Reservoir and the South Downs National Park. By road, access to the major surrounding areas can be swiftly gained via the B2112, B2028, A272 and the A/M23, the latter lying approximately 5/6 miles to the west at Bolney or Warringlid.

Distances (approximate miles on foot/train/car)

Schools St Joseph' RC Primary (0.2), St Wilfrid's Primary School (0.5), Warden Park Junior Academy (0.3) Oathall Community College (Secondary School) (1.4) Railway station (0.75) - London Bridge/Victoria 47 mins, Gatwick Airport 15 mins and Brighton 20 mins, The Broadway (0.3), A23 Bolney (5.5), Gatwick Airport (15), Brighton Seafront (15).





Approximate Gross Internal Area
361 sq ft / 33.5 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 any decisions reliant upon them.

Mansell McTaggart Haywards Heath

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