



26 Charter Gate, Boltro Road, Haywards Heath RH16 1BQ

Guide Price £300,000 – £310,000 ... Leasehold



**MANSELL
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A 2 double bedroom, 2 bathroom ground floor garden flat with doors onto the communal gardens from the living room and benefiting from an underground parking space beneath in this desirable gated complex within 150 yards of the railway station.

- Ground floor flat with direct garden access
- Allocated underground parking space (No.26)
- West facing living room - doors out to gardens
- Spacious kitchen with some appliances
- Master bedroom with en-suite shower room
- 2nd double bedroom and bathroom
- Requires general updating throughout
- Secure gated complex by railway station
- Easy walk to town centre, Broadway & leisure centre
- For sale with no onward chain
- EPC rating: C - Council Tax Band: C
- Tenure: Leasehold 999 years from 25.03.2001
- Ground rent: £300 per year for next 25 years and rising by £100 on every 25th anniversary thereafter (increased in March 2026 from £200)
- Service charge: currently £377.08 every quarter
- Managing agents: Hunters Estate and Property Management, Burgess Hill
T: 01444 254400



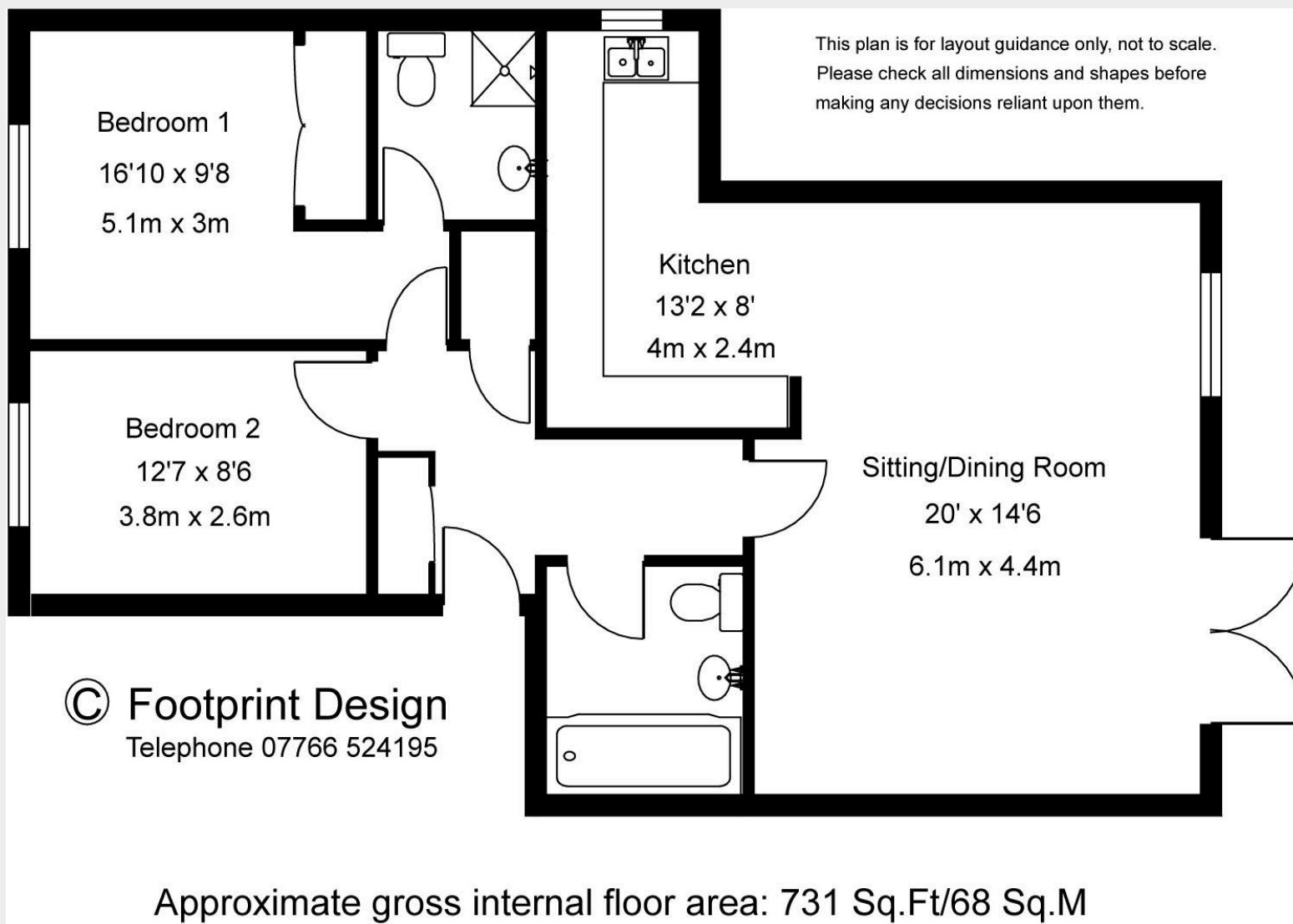
Charter Gate is located at the northern end of Boltro Road just to the south west of the main railway station and only 100 yards from the rear entrance.

The mainline station provides fast services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

There are several shops and food outlets within a short walk and the Sainsbury's Superstore and Waitrose all within a 5 minute walk. The Broadway with its numerous restaurants, cafes and bars are within a 5-10 minute walk and the main shopping areas of South Road and The Orchards are a little further. There are numerous open spaces including Muster Green, Victoria Park, Beech Hurst Gardens and Clair Park. There are several schools for all ages within a short walk.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid.





Mansell McTaggart Haywards Heath

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