



2 Henrietta Court, Grainger Way, Haywards Heath, RH17 7DL

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

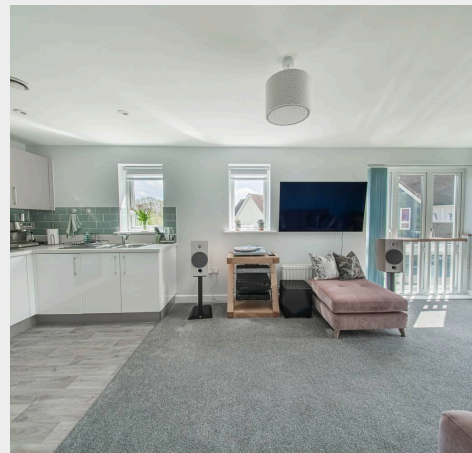


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A beautifully presented 2 double bedroom first floor flat enjoying sunny south and west facing aspects situated on this popular development behind the hospital on the town's southern edge and offered for sale with no onward chain.

- Absolutely immaculate first floor apartment
 - All windows face south or west
 - Allocated parking space (space B)
 - Entrance hall with 2 huge storage cupboards
 - Fabulous open plan kitchen/living area
 - 2 generous double size bedrooms & bathroom
 - Gas heating radiators - Double glazing
 - 10 minute walk to the Princess Royal Hospital
 - An internal viewing is highly recommended
 - For sale with immediate vacant possession
 - EPC: B - Council Tax Band: C
 - Tenure: leasehold 125 years from 01.04.2016
 - Ground rent: Currently £150 per year
 - Service charge: for the year commencing 01.04.2026 = £216.83 per month
 - Managing agents: MOAT.co.uk
- T: 0300 323 0011
E: Customer@moat.co.uk



Henrietta Court is situated on the corner of Grainger Way and Robertson Drive on the southern side of town just off the A272 (Rocky Lane East) relief road which runs between the Lewes Road (Birch Hotel) and Wivelsfield Road/Rocky Lane and the property is within a short walk of the hospital and countryside. The town is approximately 1.1 miles distant and has an extensive range of shops, stores, restaurants, cafes and bars with the mainline railway station being approximately 2 miles away (by car) which is within close proximity to Waitrose, Sainsbury's and a leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the A272 relief road and the A/M23 which lies approximately 6 miles to the west at Bolney. There are several beauty spots within easy reach including both Ditchling and Chailey Common Nature Reserves, the Ashdown Forest, Ardingly Reservoir and the South Downs National Park.

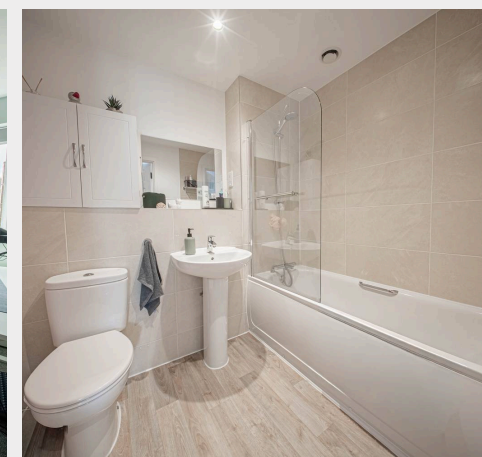
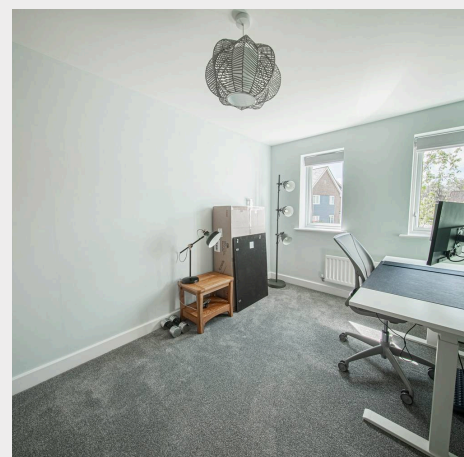
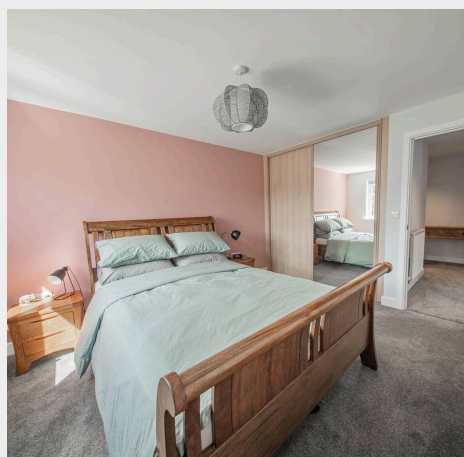
Distances: (approx miles by car)

Primary Schools: St Wilfrid's Primary (1.2) St Joseph's RC Primary (1.4) Northlands Wood School (0.7) Warden Park Primary Academy (1.2)

Secondary Schools: Oathall Community College (1.5) Warden Park Secondary Academy in Cuckfield (2.5)

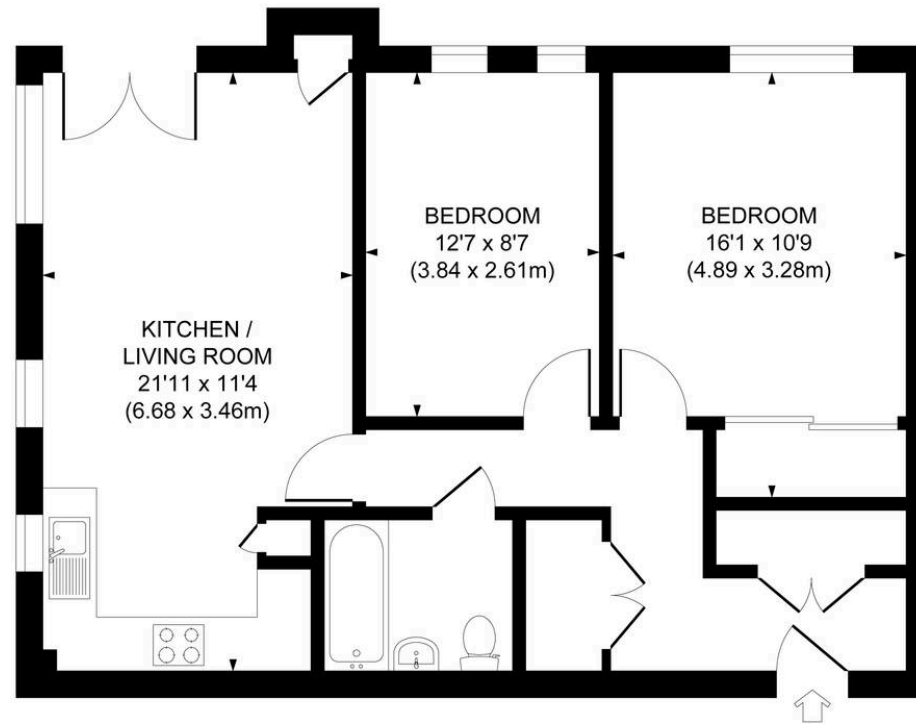
Railway Station (2) providing fast links to London (Victoria/London Bridge 47 mins), Gatwick (15 mins) & Brighton (20 mins)

Town Centre (1.1) Brighton Seafront (14) Gatwick Airport (16)



Approximate Gross Internal Area

697 sq. ft / 64.73 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.

Mansell McTaggart Haywards Heath

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