



4 Kents House, Triangle Road, Haywards Heath, RH16 4HW

Guide Price £170,000 – £180,000 .. Leasehold with share of Freehold



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A 1 bedroom first floor flat in this small block with a parking space which will benefit from a newly extended lease, ideally located just south of the town centre and within easy walking distance of the hospital and a 1 mile walk to the railway station.

- 1 bedroom flat near the town centre
- A newly extended Lease will be granted*
- Share of Freehold – Peppercorn Ground rent
- Service charge: £622 every 6 months
- Allocated parking space behind
- 5-10 mins walk to the hospital
- 1 mile walk to the railway station
- Lounge and separate kitchen
- Double bedroom and bathroom
- For sale with immediate vacant possession
- EPC rating: C – Council Tax Band: B

*Tenure: the property comes with a share of the freehold and the original lease is now being renewed with a 999 year lease, which is currently being registered with Land Registry

Managing agent: Hunters Estate & Property Management, Burgess Hill. T: 01444 254400

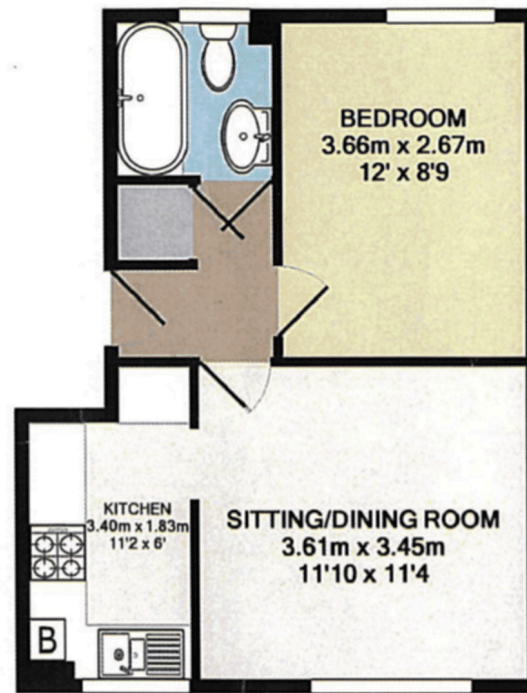


The block is situated on the corner of Kents Road and Triangle Road. Triangle Road runs between Sussex Road and Franklynn Road on the southern side of the town centre and is made up of homes of varying style and size. The town centre is within a 5 minute walk where there is an extensive range of shops and stores whilst the town's fashionable Broadway is a little further on where there are numerous restaurants, cafes and bars. There are local shops a little closer including a Co-op store, Tesco Express and a Sainsbury's Local. A bus service runs close by linking with the railway station and neighbouring districts. The Princess Royal Hospital is approximately 0.4 miles to the south and there are numerous primary schools within a short walk of the property. The railway station is approximately 1 mile distant and provides fast commuter service to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

By road, access to the major surrounding areas can be gained via the new A272 (relief road) and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney.

Distances on foot in miles (approximately) Railway station (1.0) Princess Royal Hospital (0.4) Primary Schools: St Wilfrid's (0.4) St Joseph's (0.25) Warden Park Primary Academy (0.35) Secondary Schools: Oathall Community College (1.1) Warden Park Secondary Academy (1.5)





TOTAL APPROX. FLOOR AREA 35.0 SQ.M. (377 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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