

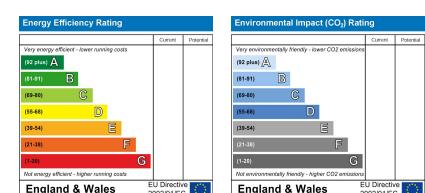
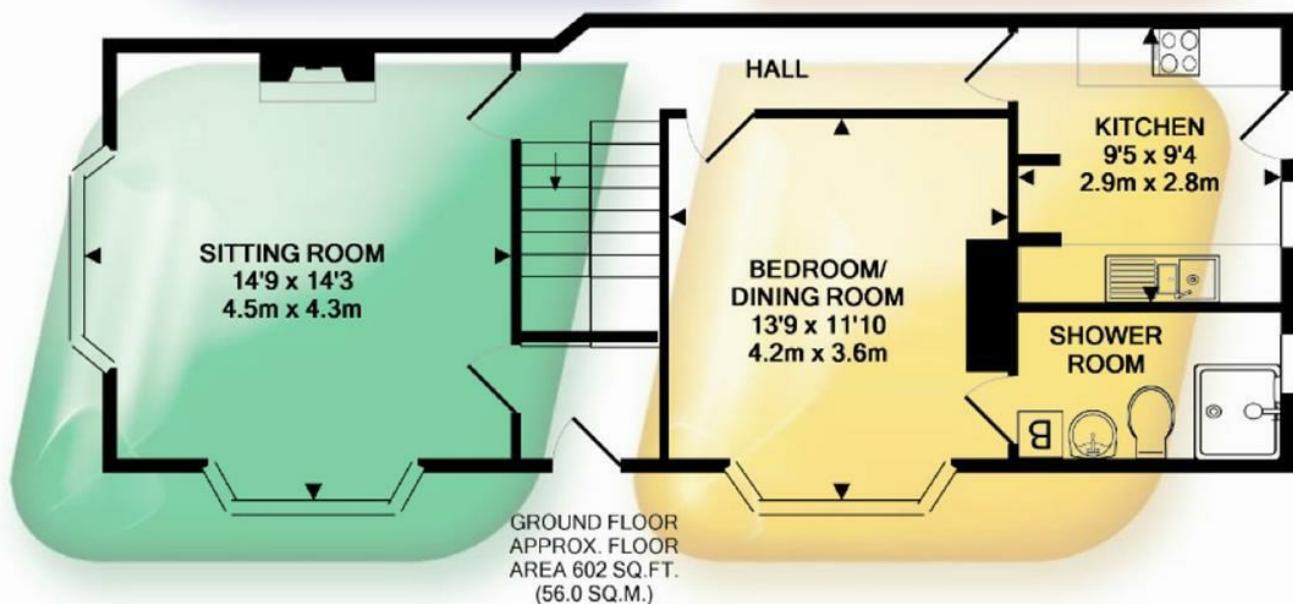
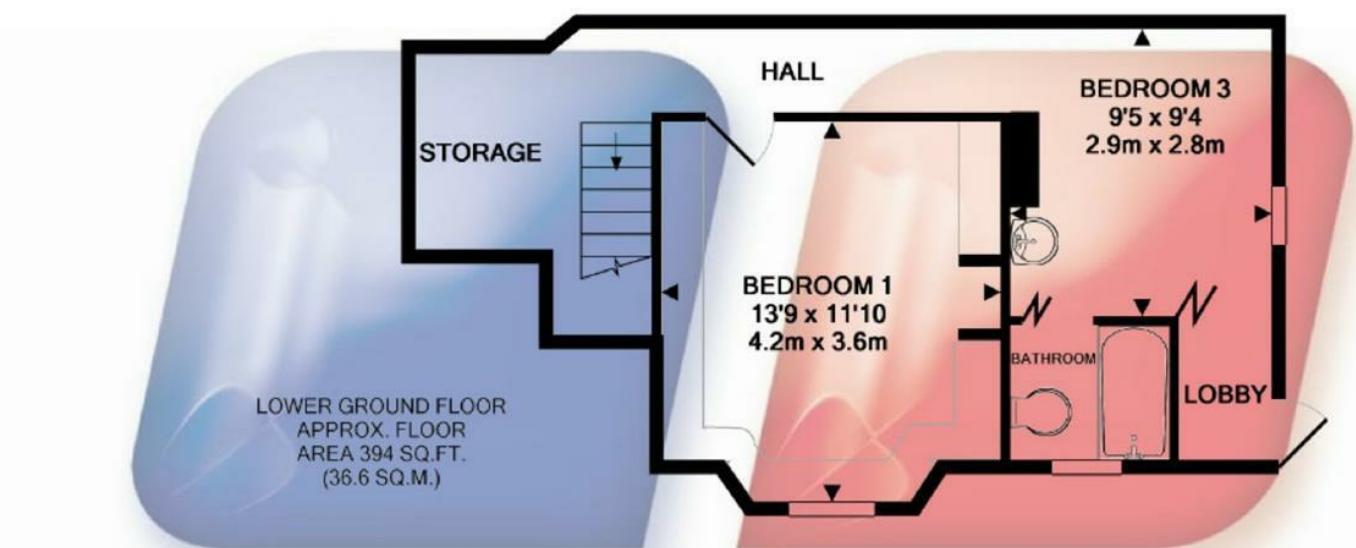


BRITISH  
PROPERTY  
AWARDS  
2019

★★★★★

GOLD WINNER

ESTATE AGENT IN  
HAYWARDS HEATH



1 Tollgate Flats, Lewes Road, Scaynes Hill, West Sussex, RH17 7PG

Price £199,950 Leasehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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#### Description

A deceptively spacious, 2/3 bedroom split level maisonette of approximately 1000 sq ft, forming part of this Victorian house conversion. Accommodation comprises:- private entrance, entrance hall, good size dual aspect sitting room with two attractive bay windows, hall, dining room/double bedroom with bay window, shower room with white suite and modern refitted kitchen with integrated appliances (dishwasher, washing machine, fridge, freezer, oven & hob). The basement level provides a double bedroom and a single bedroom with refitted en-suite bathroom & lobby with door onto courtyard. This unique property has been improved in recent years and benefits include gas fired central heating with 'Worcester' combination boiler and double glazing to the majority of windows.

Additionally, our vendors own the freehold of the property and will be including this in the sale price.

#### Outside

Outside is a private L-shaped south-west facing garden with established hedged borders and an area of timber decking. To the rear is a private courtyard leading to a brick built OUTBUILDING, currently used as a workshop. The outbuilding provides a room and adjacent wet room with walk-in shower, WC & wash hand basin and there is potential for conversion into a STUDIO/ANNEXE if required (STPP). There is also potential for a driveway, accessed from either Lewes Road or Church Road (subject to gaining the necessary consents, however another flat within the conversion has driveway parking).



#### Location

Tollgate Flats are situated on the corner of Lewes Road and Church Road in the popular village of Scaynes Hill. The property enjoys easy access to the highly regarded St. Augustine's C of E Primary School while further local amenities include village churches, a service station with convenience store and the 'Inn on The Green' village pub/restaurant. More extensive shopping and leisure facilities can be found in the neighbouring town of Haywards Heath. Haywards Heath's mainline station provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton & Gatwick International Airport. By car surrounding areas can easily be accessed via the A272 and A23(M).

#### Information

Tenure: Leasehold - Own Freehold

Lease: 125 years from 2003

Maintenance/Ground Rent Received: £630 p.a - £40.00 of which is ground rent..

Local Authority: Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath T: 01444 458166

Council Tax Band: B (£1,141.59 p.a.)

#### Viewing

An internal viewing is considered essential to appreciate the space provided by this unique period property in a village location.

