



**4a Heath Close, New England Road, Haywards Heath, West Sussex, RH16 3JW**

**Offers In Excess Of £220,000 Leasehold**

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What we like...

- \* Superb order and ready for immediate occupation with no work required.
- \* Private entrance.
- \* Stylish kitchen and bathroom.
- \* Central location within walk of the station and town centre.
- \* Remainder of 999 year lease with minimal outgoings.

**Offers Over: £220,000**

**The Home...**

This excellent first floor maisonette that was originally constructed in the 1960s but has been the subject of recent renovation. Internally, the home is light & airy with spacious and well-arranged accommodation including a 16ft sitting/dining room with focal point fireplace and large window overlooking the rear. The kitchen is modern with an range of appliances including oven, gas hob, dishwasher and fridge/freezer.

The main bedroom is a superb size, extending to 15ft, whilst the second bedroom is also a reasonable double. Both bedrooms are served by the stylish bathroom with overhead shower.

Further attributes include a private entrance, gas fired central heating, double glazing and tasteful recent redecoration throughout. The large loft space provides excellent storage and the property comes with the remainder of a 999 year lease with no costly service charges.



**The Location...**

Heath Close is situated on New England Road, close to the heart of Haywards Heath, within easy walking distance of the town centre and mainline station via Clair Park. Haywards Heath's station provides fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton and Gatwick International Airport. Further local amenities include Sainsbury's and Waitrose superstore, Dolphin Leisure Centre and The Broadway with its vast array of bars, cafés and restaurants including Cote Brasserie, Cafe Rouge, Pizza Express, Lockhart Tavern, Orange Square and Zizzi. By car, surrounding areas can be easily accessed via both the A272 and A23(M) with the latter lying roughly six miles west at Warninglid/Bolney.

**The Finer Details**

Title Number: SX106731  
Tenure: Leasehold  
Lease: 999 years from 1964  
Ground Rent: £30 PA  
Maintenance Charge: Self administered  
Local Authority: Mid Sussex District Council

We believe the above information to be correct but recommend intending purchasers check personally.

