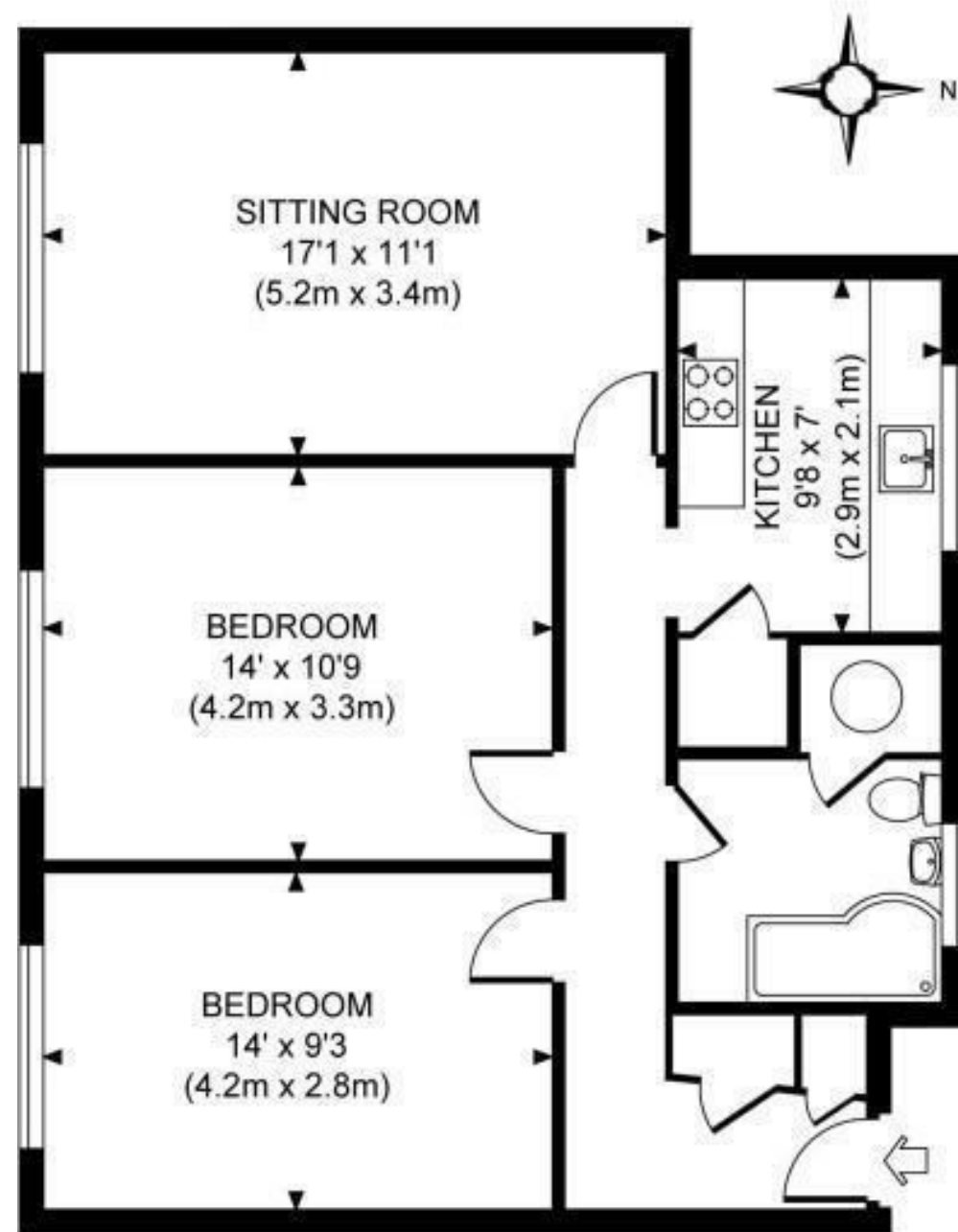
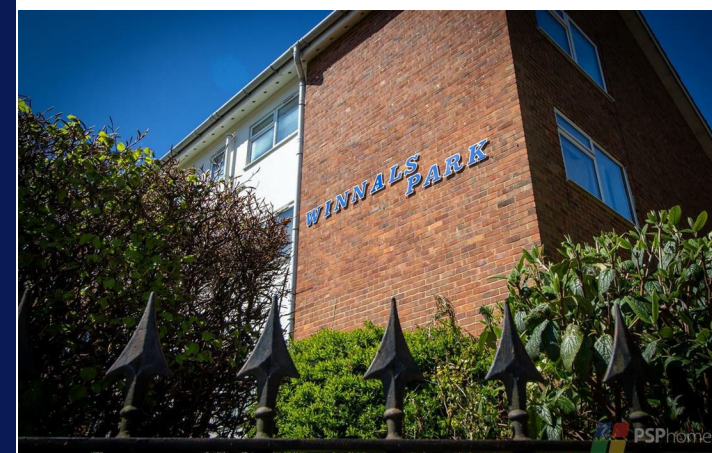
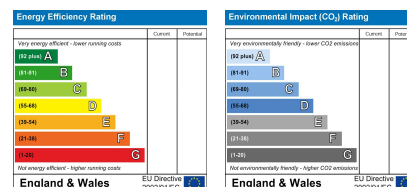


Approximate Gross Internal Area
718 sq ft / 66.7 sq m



GROUND FLOOR



29 Kipling Court Paddockhall Road, Haywards Heath, Sussex, RH16 1EX

Price £295,000 Leasehold - Share of Freehold



W psphomes.co.uk f /PSPhomes @PSPhomes

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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29 Kipling Court Paddockhall Road, Haywards Heath, Sussex, RH16 1EX

What we like. . .

- * Brand new kitchen and bathroom to be installed.
- * Excellent location, close to the station and town centre.
- * Gated development.
- * No onward chain.
- * Huge amounts of residents parking - probably the best in the town and a garage.

The Flat

This is an exciting opportunity for a purchaser to have their own say in a brand new kitchen and bathroom to complete this renovated apartment in a prime location for the station with a GARAGE. Light, airy, spacious and exceptionally convenient for Haywards Heath’s mainline station – this excellent two bedroom top (4th) floor flat (with lift service) will surely appeal to anyone seeking commuting convenience.

The top floor position, coupled with large windows and the southerly aspect meaning the flat is bathed in natural light throughout the day.

The 17ft sitting room is spacious and offers plenty of space for sitting and dining areas. The kitchen is separate and will be brand new and modern. Both bedrooms are doubles and served by the bathroom.

Further benefits include the double glazing, neutral décor, tasteful wood-effect laminate floors and electric heating. There is a single garage in nearby block that provides excellent storage. If not required, the garage has a rental value in the region of £125 PCM, giving a nice return.

Having a share of the freehold will mean residents can be involved in the management of the development, should they wish to do so. This flat would make an excellent buy-to-let investment, first time purchase or secure UK bolt hole for someone looking for a base near to Gatwick International Airport.



Location, Location, Location

Kipling Court forms part of the excellent gated development of Winnals Park, situated within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins). Interestingly, the development has several separate blocks that are all named after historic poets (Kipling, Tennyson, Shelley, Milton and Chaucer).

Local amenities within walking distance include both Waitrose and Sainsbury's Superstores and 'The Broadway', which is the town's social hub with its array of bars & restaurants including Cote Brasserie, Roccas Italian, Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

The Finer Details...

Title Number: WSX188759
Tenure: Leasehold
Lease: 125 years from 25th December 1992 - 95 years unexpired
Service Charge: approx. £1,650 p.a
Ground Rent: Peppercorn
Managing Agents: Hunters T: 01444 245400
Local Authority: Mid Sussex District Council
Council Tax Band: B

