

15 Park View, Sydney Road, Haywards Heath, RH16 1DF

Guide Price £220,000 - £230,000 ... Leasehold

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A 2 double bedroom top (second) floor flat with a garage in this small block of just 9 properties, occupying a fantastic location within 300 yards of the railway station and virtually backing onto Clair Park, within a short walk of Waitrose, Sainsbury's, the leisure centre and town centre.

- Top floor 2 bedroom flat with garage
- Great location - 300 yards from railway station
- Small block of just 9 other properties
- Huge lounge with views
- Modern re-fitted bathroom with white suite
- Kitchen re-fitted a few years ago
- Would benefit from some minor cosmetic updating
- Gas heating – double glazed windows
- Lovely walk to town centre via Clair Park
- For sale with no onward chain
- EPC rating: B - Council Tax Band: C
- Tenure: leasehold 199 years from 1976
- Ground rent: £75 per year -increasing to £100 per year from 2026 and then to £125 per year from 2051 for the remainder of the lease
- Service charge: £3051.34 for the current year which has recently increased to cover some roofing work. However, this is expected to come back down to around £2500 per year
- Managing agents: JH Watson T: (0113) 273 8788

Park View is a small modern block located off Sydney Road which is one of the most popular roads in the station area and forms part of the Heath conservation area. Nearby facilities include an array of shops and food outlets including Waitrose and Sainsbury's. The Dolphin Leisure Centre, several schools and the 6th form college are also close by. Clair Park is behind the property and has some ancient woodland and provides a short cut on foot to the town centre and is also home for Haywards Heath's Cricket Club. Children from this side of town generally fall into the catchment area for the primary schools in Lindfield (Blackthorns and Lindfield) but the property is also within comfortable walking distance of Harlands Primary in Penland Road and St Joseph's RC Primary in Hazelgrove Road. They go onto Oathall Community College with its farm which can be easily accessed from an alley way off West Common. Warden Park Secondary Academy is about 2 miles to the west in Cuckfield. The town centre is about 0.75 miles to the south where there are numerous shops and stores whilst the fashionable Broadway is a little closer with its selection of restaurants, cafes and bars. The railway station is within 300 yards to west and provides fast services to London Bridge/Victoria in 45 mins, Gatwick Airport 15 mins and the south coast (Brighton 20 mins).

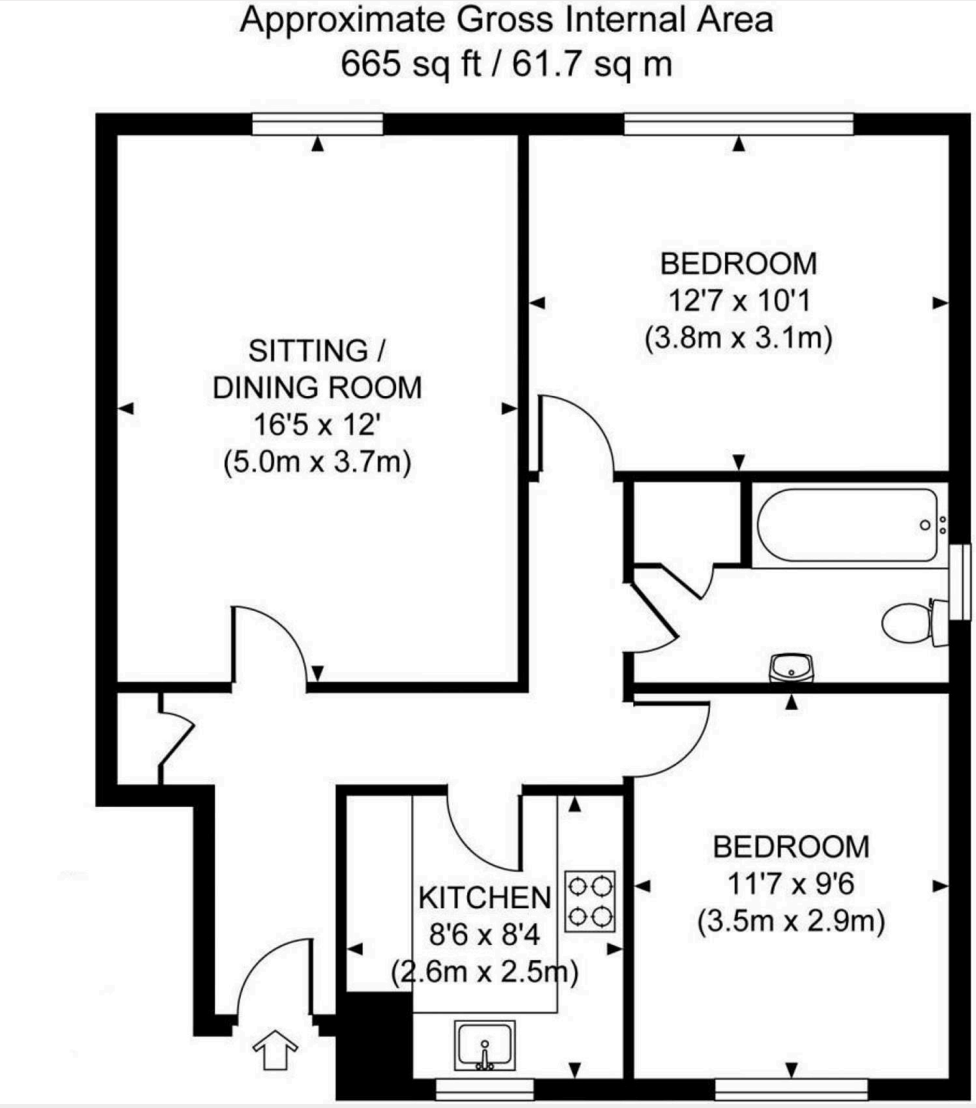
By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane, the A272 and the A/M23, which lies about 5.5 miles to the west at Warninglid or 8.5 miles to the north at Maidenbower (Junction 10A).











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