



**Paddockhall Road  
Haywards Heath, RH16 1EX**

**Asking Price Of  
£240,000**

**01444 474447  
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**Residential sales, lettings,  
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### **PROPERTY**

Presenting a desirable opportunity for first-time buyers, investors, and commuters alike, this flat is available for sale, offering a share of the freehold, garage en bloc and no onward chain. The property is situated in a sought-after location with excellent public transport links and local amenities within easy reach. Internally, the property is in good decorative order with newly laid carpets throughout. It comprises two generous double bedrooms, the primary being equipped with built-in wardrobes offering ample storage space. The hallway also boasts several storage areas. There is a single bathroom featuring built-in storage and a heated towel rail, providing practical convenience. The property also includes a bright and airy kitchen. A reception room with large windows offers views over the communal gardens, creating a serene and peaceful atmosphere.

### **OUTSIDE**

The flat is set within a gated development, benefiting from a garage en bloc and well-maintained communal gardens.

The block also features a passenger lift for easy access to all floors, residents-only permit parking bays and lockable bike racks for those embracing a more eco-friendly mode of transportation.

### **LOCATION**

Kipling Court is located on the Winnalls Park development, 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). Local amenities within walking distance include both Waitrose and Sainsbury's Superstores, Dolphin Leisure Centre and 'The Broadway', which is the town's social hub with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' just half a mile away.

### **ADDITIONAL INFORMATION**

Tenure: Share of freehold

Lease Term: 92 years remaining

Service Charge: £1,960 per annum

Ground Rent: £150 per annum

### **AGENTS NOTE**

We strongly advise any intending purchaser to verify the above with their legal representative before making a purchase commitment.







### Buses

1 minute walk



### Shops

Sainsbury &  
Waitrose – 0.3 miles



### Trains

Haywards Heath  
0.2 miles



### Airport

Gatwick  
13.8 miles



### Roads

M23  
14.5 miles



### Sport & Leisure

Dolphin Leisure Centre  
0.3 miles



### Rental Income

£1,300 pcm



### Schools

Harlands Primary,  
Haywards Heath College



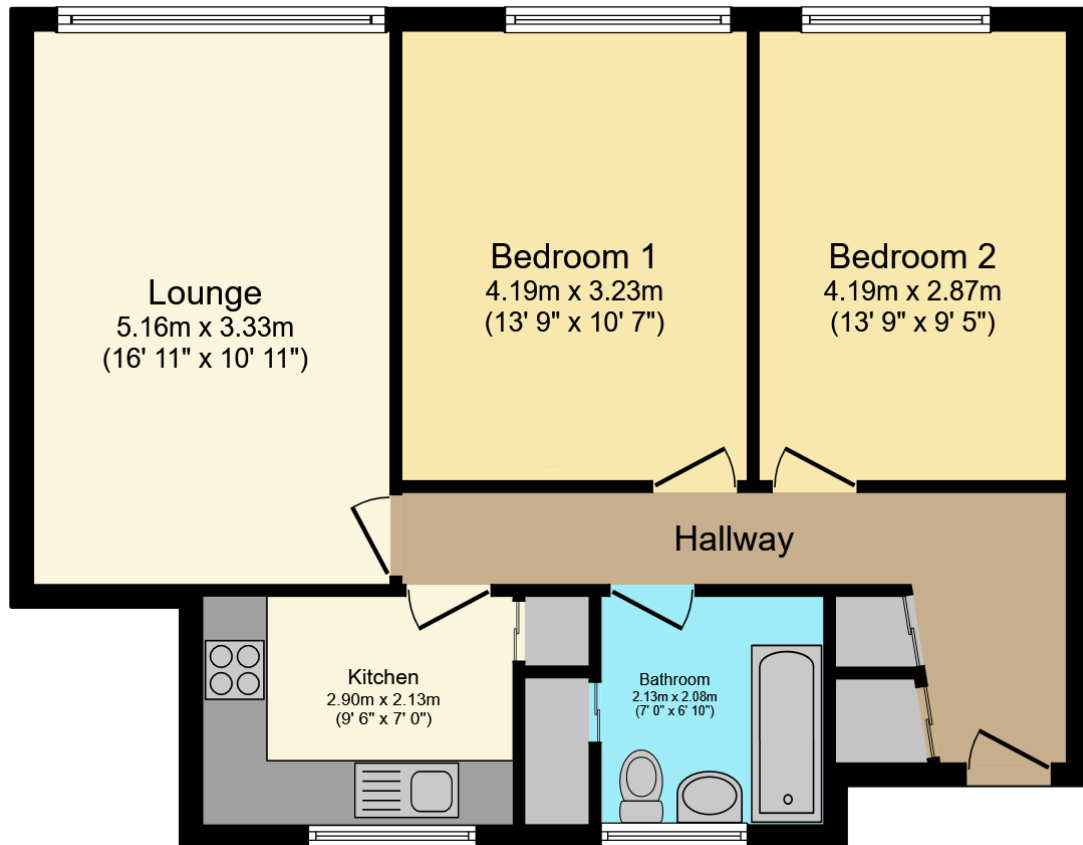
### Broadband

Up to  
1800 Mbps

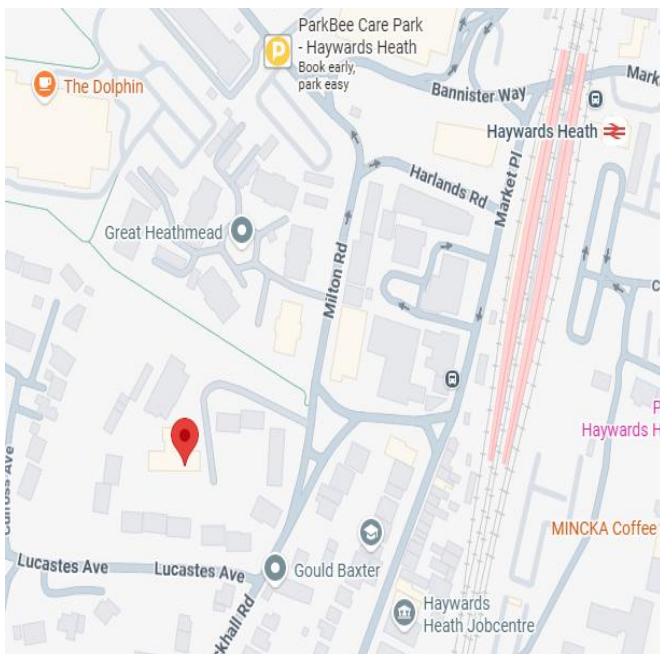


### Council Tax

Band B



#### Map Location



**Total Approximate Floor Area**  
**66.3 sq.m / 713 sq.ft**

#### EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Viewing arrangements by  
appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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**26 The Broadway, Haywards Heath, West Sussex, RH16 3AL**

