



All enquiries Ref: James Paterson



- Long leasehold first floor self-contained flat with garden requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Bankside between its junction's with Cowfold Road and Ryecroft Road. Public transport links include Haywards Heath mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A23, A272 and A24. Village amenities can be found locally with an extensive range of shops, bars and restaurants being found in Haywards Heath to the east and Crawley to the north. Recreational pursuits can be found locally at Bolney Cricket Club and the open spaces found throughout the surrounding countryside.

#### Description:

Long leasehold first floor self-contained flat with garden, requiring modernisation.

#### Accommodation:

First floor: Two bedrooms, reception room, kitchen, bathroom/WC  
Outside: Private section of garden

#### EPC rating: C

#### Council Tax Band: C

#### Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

