



## 2 Fields House, Gower Road, Haywards Heath, West Sussex RH16 4PL

GUIDE PRICE ... £200,000-£210,000 ... LEASEHOLD WITH 50% OF FREEHOLD



**MANSSELL  
McTAGGART**  
Trusted since 1947



A recently converted 1 bedroom first floor flat in this small detached building ideally located in the very heart of the town centre close to all the shops, hospital and within walking distance of the railway station with the benefit of no fixed service charges and a 50% share of the freehold

- 1st floor town centre apartment with allocated parking space alongside
- Literally behind the Sussex Road shops
- Easy walk to hospital and railway station
- Immaculate and neutral decorations throughout
- South and west facing living area with Juliette balcony
- Separate double size bedroom & bathroom
- No fixed service charge
- Responsible for 50% of any major expense & insurances
- Leasehold with a 50% share of freehold
- 99 years from 1 January 2012
- Should rent out for £900-£1000 per month
- EPC rating: E - Council Tax Band: B



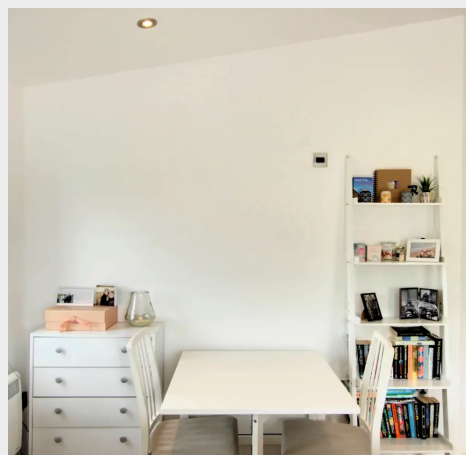


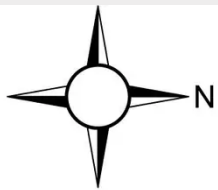
Fields House is located in a cul-de-sac forming part of Gower Road which in turn is located behind the town centre shops on the west side of Sussex Road.

The railway station is within 1 mile and provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).

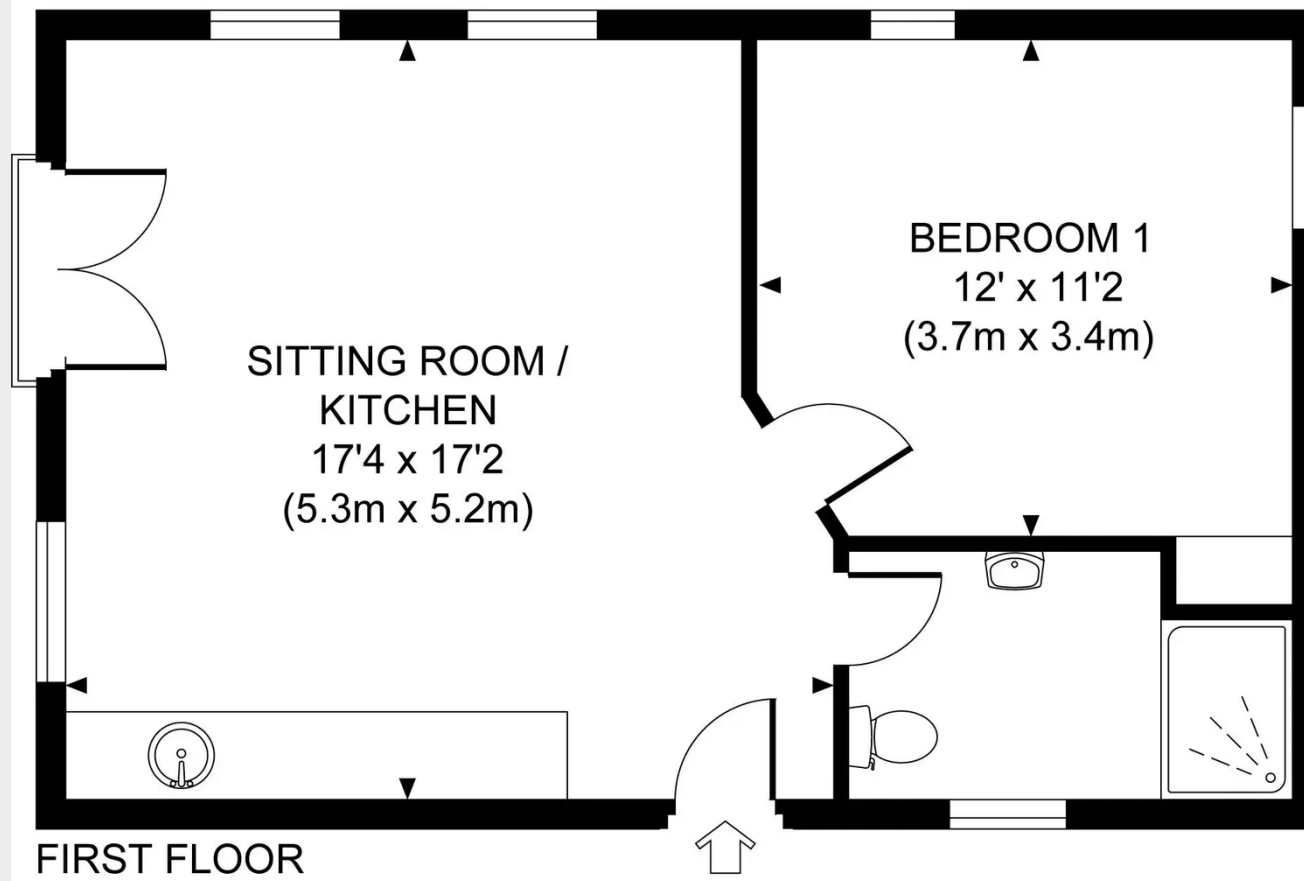
The property is also within walking distance of the Princess Royal hospital and the town's other amenities which include numerous parks, Ashenground Woods and the leisure centre.

By road, access to the surrounding areas, can be gained by the B2112, A272, and A/M23, the latter lying approximately 5 miles to the west at Bolney and Warninglid.





Approximate Gross Internal Area  
470 sq ft / 44 sq m



## Mansell McTaggart Haywards Heath

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