



Flat 7, Harlands House, Harlands Road, Haywards Heath, West Sussex RH16 1LA

GUIDE PRICE ... £275,000 ... LEASEHOLD



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A sunny 2 double bedroom, 2 bathroom ground floor garden flat with private patio and allocated parking space directly next to patio in this modern purpose built complex within a few hundred yards of the railway station, close to Sainsbury's, Waitrose and backing onto the leisure centre.

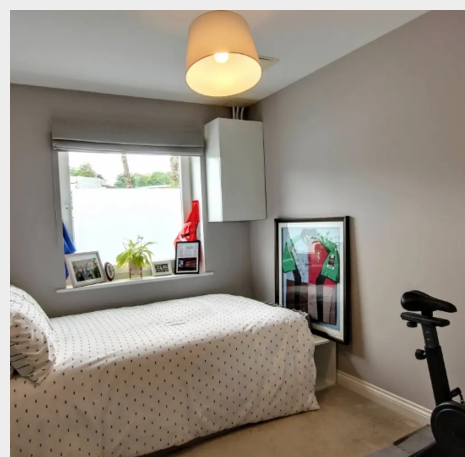
- South/west facing ground floor apartment
- Allocated parking space directly outside
- Living room with the doors out to private patio
- Separate kitchen
- Master bedroom with en-suite shower room
- 2nd Double bedroom and bathroom
- Prime location within 300 yards of railway station
- Close to Sainsbury's, Waitrose and leisure centre
- Tenure: leasehold – 125 years from 01.01.2002
- Ground rent: £175 per year (rising) reviewed every 21 years from the start of the lease – just reviewed in March 2023 – next review due in 2044
- Estate & Service charge including reserve fund contributions for the 6 month period 01.06.24–30.11.24 £869.93
- Managing agents: Pembroke
- EPC rating: C – Council Tax Band: C

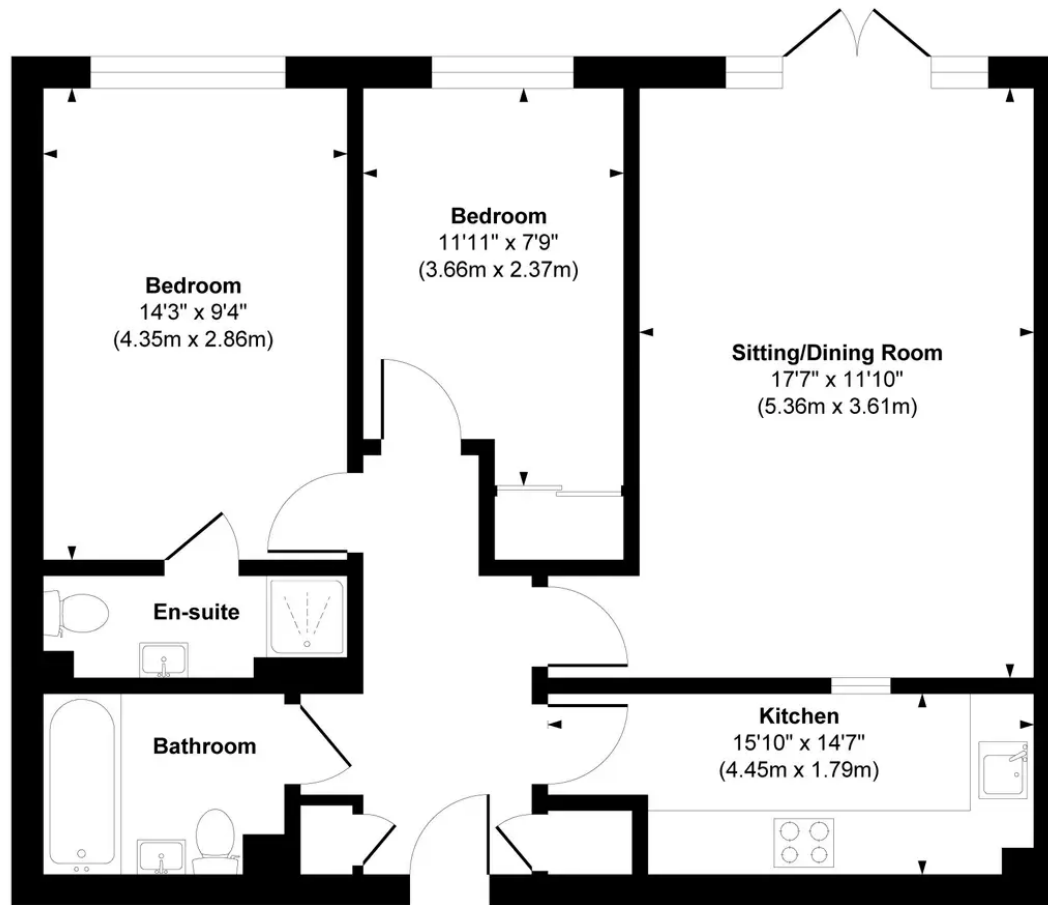


Harlands House is located on the corner of Harlands Road and Pasture Hill Road on the desirable west side of town within 300 yards of the railway station. Other nearby facilities include the Dolphin Leisure Centre, the large Sainsbury's Superstore, Waitrose store and several other shops and food outlets. Schools are well represented and the property falls into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield. The 6th Form College is within 200 yards. The town centre is within a 10/15 minute walk where there is an extensive range of shops, stores, restaurants, cafes and bars. The town has several large parks and the property is within a short walk of the Blunts Wood and Paige's Meadow nature reserve which links through to Cuckfield Village

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23 which lies about 5.5 miles to the West at Bolney or Warninglid.

Distances: (approx on foot/by car/rail) Railway station 300 yards, London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins, Harlands Primary School 0.4, Warden Park Secondary Academy School 1.3, The Broadway 0.7, A23 at Warninglid 5.25 or Bolney 5.5, Gatwick Airport 13, Brighton Seafront 15





Approx. Gross Internal Floor Area 689 sq. ft / 64.01 sq. m(Including Outbuilding)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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