



5 Knights Court, Queens Road, Haywards Heath, West Sussex RH16 1AF

GUIDE PRICE ... £240,000 ... LEASEHOLD

A huge (670 ft.²) 1 bedroom top floor south facing apartment of grand proportions in this small select block within 400 yards of the railway station.

Tenure: 125 years from 25.03.2011

Ground rent: £175 per year doubling every 25 years

Service charge: £354 paid quarterly

Managing Agent: Sussex Estate Management Limited, 4 St Lawrence Lane, Worthing, West Sussex, BN14 7JH. T: 01903 215850

- Massive south facing top floor flat
- Small exclusive block of just 6 apartments
- Great location - 400 yards from railway station
- Easy walk to town centre & Lindfield village
- Much larger than average accommodation
- New gas boiler installed in October 2021
- Big lounge and separate kitchen
- Double bedroom and separate bathroom
- Long lease & reasonable annual service charges
- For sale with no onward chain
- EPC rating: C - Council Tax Band: B

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Location:

Knights Court is situated in Queens Road, within walking distance of local shops and various restaurants at Commercial Square. Clair Park is 50 yards to the south and Sainsbury's superstore and the Dolphin Leisure Centre are also easily accessible.

The mainline station is approximately 400 yards away and offers fast and regular services to London (Victoria/London Bridge both 47 minutes), Gatwick Airport and the South Coast (Brighton 20 minutes).

The main town centre lies approximately 3/4 of a mile distant where there is an extensive range of shops and stores. The Broadway is a little closer and offers an array of cafes, restaurants and bars.

By road, access to the major surrounding areas, Gatwick Airport and the M25 can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10A).

