



3 Embassy Court, Sydney Road, Haywards Heath RH16 1QG

Guide Price £250,000 – £260,000 FREEHOLD*



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A 2 bedroom FREEHOLD* flat with a garage located on the ground floor of this small select block of just 6 properties, which is managed by the owners thus keeping service charges down to a minimum, being ideally positioned within 200 yards of the railway station.

- Freehold (not leasehold) flat with garage
- Managed by the Residents Association
- Prime location 200 yards from railway station
- Close to Sainsbury's, Waitrose & Leisure Centre
- Lovely walk via Clair Park to main shopping area
- Spacious entrance hall with study area
- Sitting room and modern kitchen
- 2 generous bedrooms and modern bathroom
- For sale with no onward chain
- EPC rating: D - Council Tax Band: B

Tenure: FREEHOLD* - Embassy Court is 1 of only 7 blocks of outright freehold flats in Haywards Heath - for anyone wanting a mortgage, they will need to contact RBS/Natwest banks as they are the only open-minded banks that grant mortgages on freehold flats.

Service charge: The residents pay £250 a year towards the upkeep of the gardens and split the cost of any major works between 6 for which everybody signs an agreement



Southlands Court is located on the corner of Sydney Road and Church Avenue just to the east of Haywards Heath railway station which is within a few minutes walk and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

In Commercial Square (near the station) there are several shops and take-away restaurants. Sainsburys and Waitrose superstore as well as the Dolphin Leisure Centre are also close by.

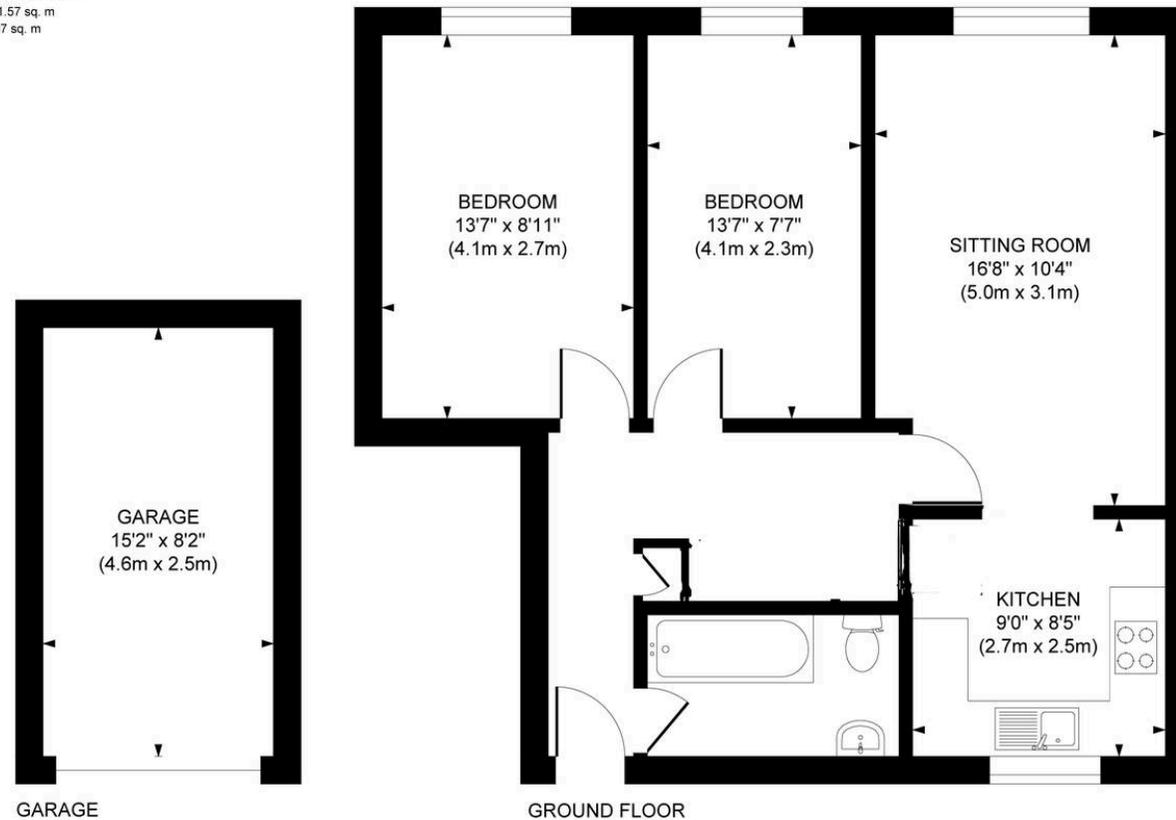
Clair Park and woodland is located behind the houses opposite with pedestrian access leading up to the town centre, which is just over half a mile distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area

Main House 641 sq. ft / 59.63 sq. m
Garage 124 sq. ft / 11.57 sq. m
Total 765 sq. ft / 71.07 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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