



10 Woodside, Franklands Village, Haywards Heath, RH16 3UZ

Guide Price £290,000 – £300,000



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A beautifully presented second floor 2 bedroom, 2 bathroom apartment of approximately 750 ft.² enjoying a sunny south and westerly aspect in this attractive small block built by a small local developer. The property is fitted out to a very high specification and is situated within the Franklands Village conservation area on the town's south/eastern edge within a short walk of the hospital and town centre.

Tenure: Leasehold: 155 years from 2019

Ground rent: £250 per year - reviewed every 10 years in line with the retail price index (RPI)

Service charge: for the 6 month period 01.01.25 - 30.06.25 = £766.65 includes Franklands Village estate charge

Managing agents: The freeholder now manages the block (Colstock Developments Ltd) e: reedpond@gmail.com

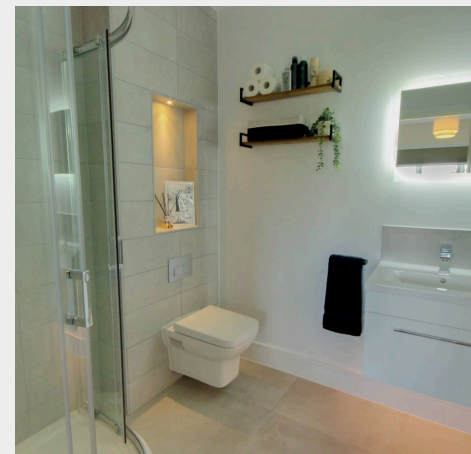
- Sunny second floor apartment in small block
- Allocated parking space (10)
- Fully enclosed communal gardens to rear
- 10 minute walk to Princess Royal Hospital
- Large open plan living area with balcony and fully equipped kitchen
- Master bedroom with en-suite shower room
- 2nd double bedroom & 2nd bathroom
- Immaculate and neutral decor throughout
- Walking distance of town centre via nature reserve opposite
- Internal viewing highly recommended
- EPC rating: B - Council Tax Band: B



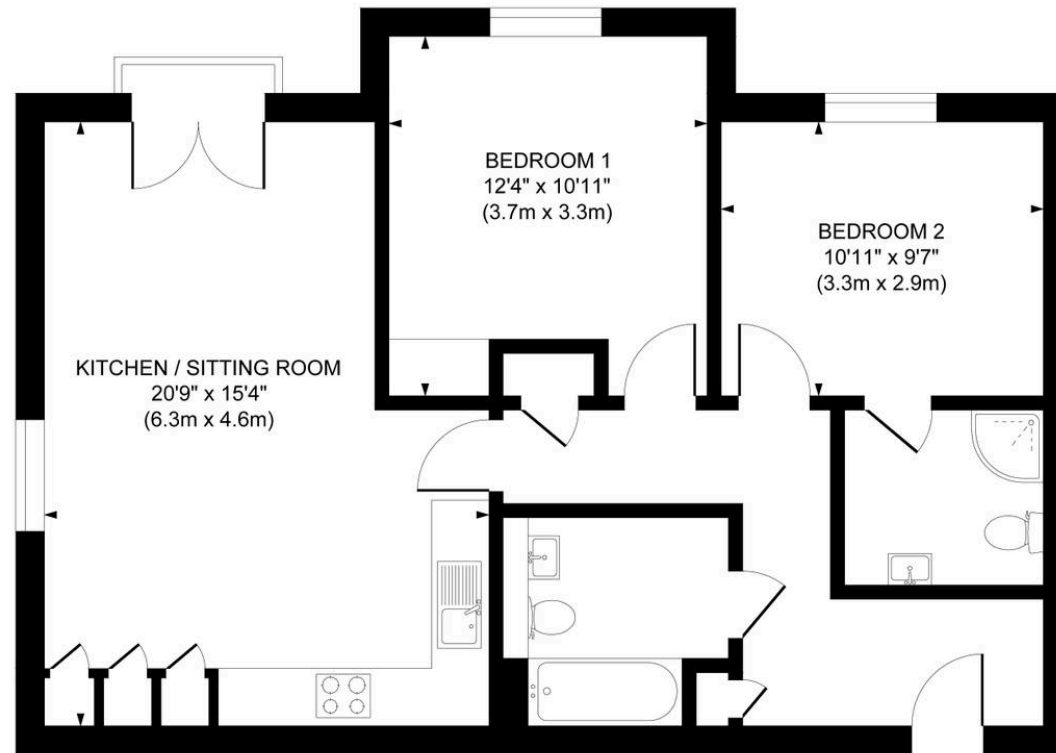
The property is located in Franklands Village, which is a conservation area located off Frankton Avenue on the town's south eastern outskirts within a short walk of the Princess Royal Hospital, several primary schools and the town centre. A bus service runs close by linking with the town centre, the railway station and the neighbouring districts. Children from this side of town generally fall into the catchment area for Oathall Community College in neighbouring Lindfield with its farm although some attending the local Academy go onto Warden Park Secondary Academy in Cuckfield. The town centre has an extensive range of shops and stores whilst The Broadway has an international array of restaurants, cafés and bars and there is also a leisure centre and 6th form college. The railway station is 1.6 miles distance and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. By road, access to the major surrounding areas including Brighton, Gatwick Airport and the M25 can be swiftly gained via the A272, the B2112 and the A/M23, which lies approximately 6.5 miles to the west at Bolney or Warninglid.

Distances in miles on foot/car/train

Princess Royal Hospital 400 yards, Northlands Wood Primary School 0.4, St Wilfrid's Primary School 0.6, Oathall Community College 1.5, Town centre 0.75, The Broadway 1.1, Railway station 1.6 (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Brighton seafront 14 Gatwick Airport 16



Approximate Gross Internal Area
746 sq. ft / 69.30 sq. m



SECOND FLOOR

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

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