



**Connells**

Colwell Gardens  
Haywards Heath



# Colwell Gardens Haywards Heath RH16 4HG

for sale guide price  
**£130,000**



## Property Description

Enjoying a tucked away position on this quiet close the property is accessed via a private entrance with small patio area and storage cupboard to the front. Internally, a useful porch area incorporates stairs leading up to the first floor and main spaces of the home. On this floor the accommodation includes a double bedroom with window overlooking the front of the property, bathroom complete with a white suite and including an electric shower over the bath. The open plan living area is fitted with laminate flooring and is comprised of lounge with double glazed window and a kitchen/dining area fitted with wall and base units and ample space for a dining table.

To the outside there is a small communal garden, storage cupboard to the front and an allocated parking space.

Conveniently located on Colwell Gardens, a quiet cul de sac within easy reach of the town centre and Princess Royal hospital. Haywards Heath has a vast range of shops including Marks and Spencer, Boots, Superdrug, Waitrose and Sainsbury's. There are many bars and restaurants, plus a main line station offering regular services to London, Gatwick Airport and the South Coast. (approx. 14 minutes to Brighton and approx. 45 minutes to London Victoria) Main road networks provide straight forward access to Brighton, Horsham and Gatwick.

## Auctioneer's Comments

This property is offered through Modern

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

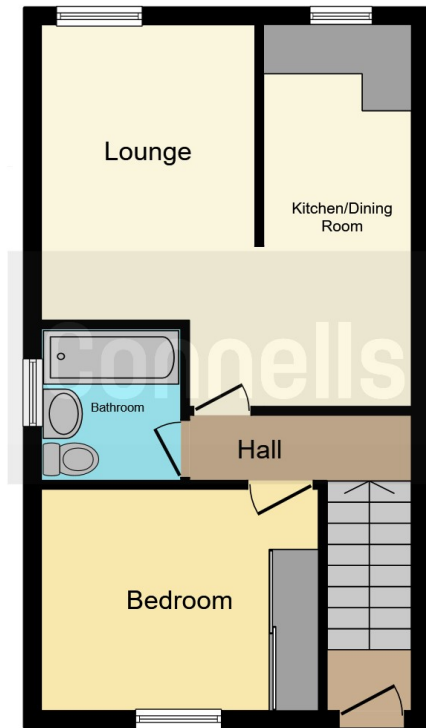
The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a

start price and undisclosed reserve price that can change.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01444 441 441**  
**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
 HAYWARDS HEATH RH16 4LY

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAY405247](http://connells.co.uk/Property/HAY405247)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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