



16 Kipling Court
Winnals Park, Haywards Heath, RH16 1EX

 Mark Reville & Co

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Offers in Excess of £235,000 Leasehold

Ideally located within easy walking distance of Haywards Heath's mainline station and vibrant town centre, this well-proportioned two bedroom second floor flat is offered to the market with no upward chain and would make an excellent first-time purchase, buy-to-let investment, or convenient town centre base. The property forms part of the sought after Winnals Park development and benefits from being a quiet set back position with two genuine double bedrooms, a spacious living/dining room, fitted kitchen and bathroom. Additional features include uPVC double glazed windows, night storage heaters and a private garage, a rare and valuable asset in such a central location. With its excellent location, generous room sizes, and vacant possession an early viewing is highly recommended.

Winnals Park is located just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin leisure complex, Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is close by offering a wide range of shops and an array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south.

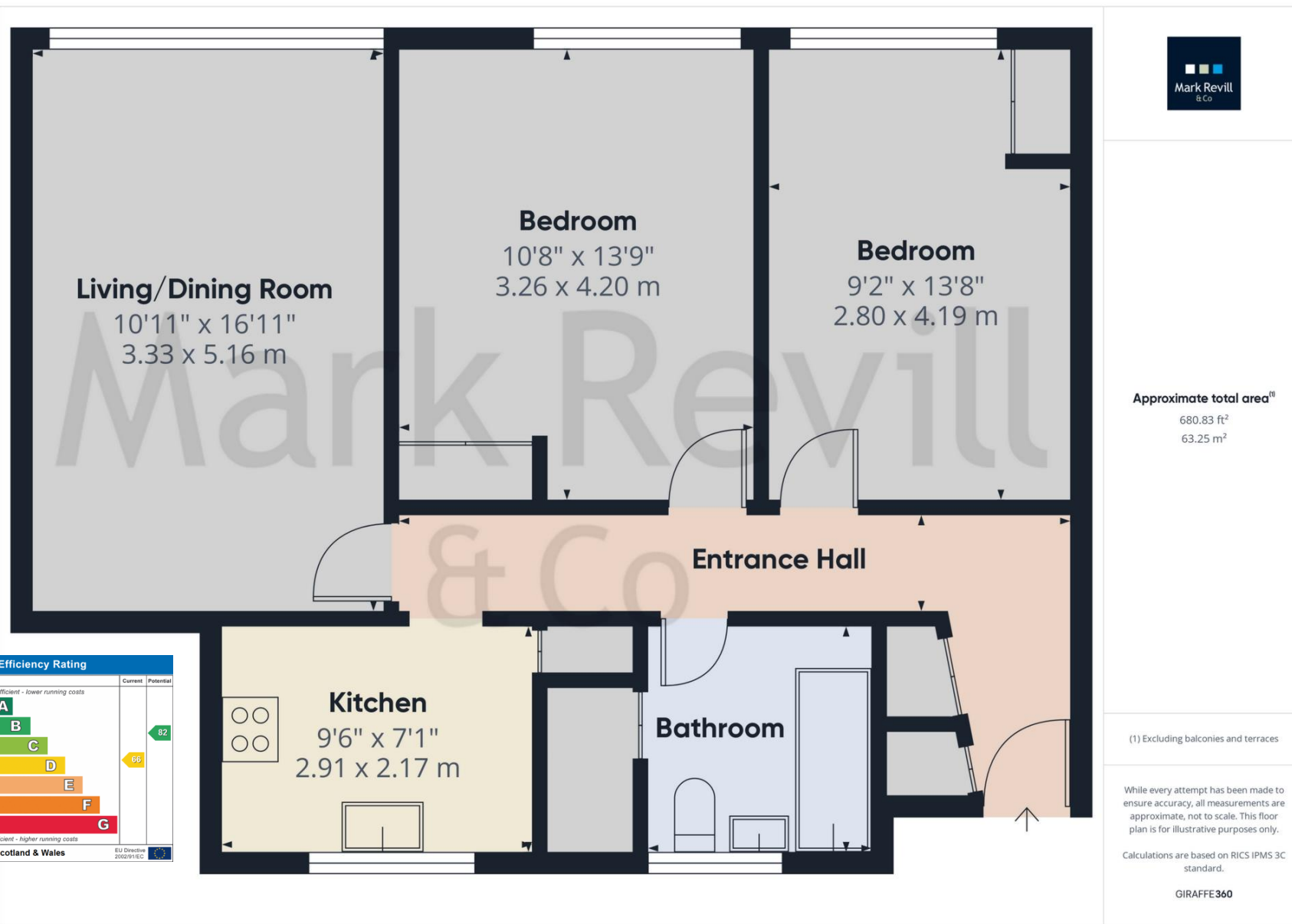
Ground Rent: £150 per annum

Service Charge: £2,053.12 per annum

Lease: 92 years remaining







PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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