



26 Winkfield Court
Boltro Road, Haywards Heath, RH16 1BH

■ ■ ■ Mark Reville & Co

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Guide Price £220,000 Leasehold

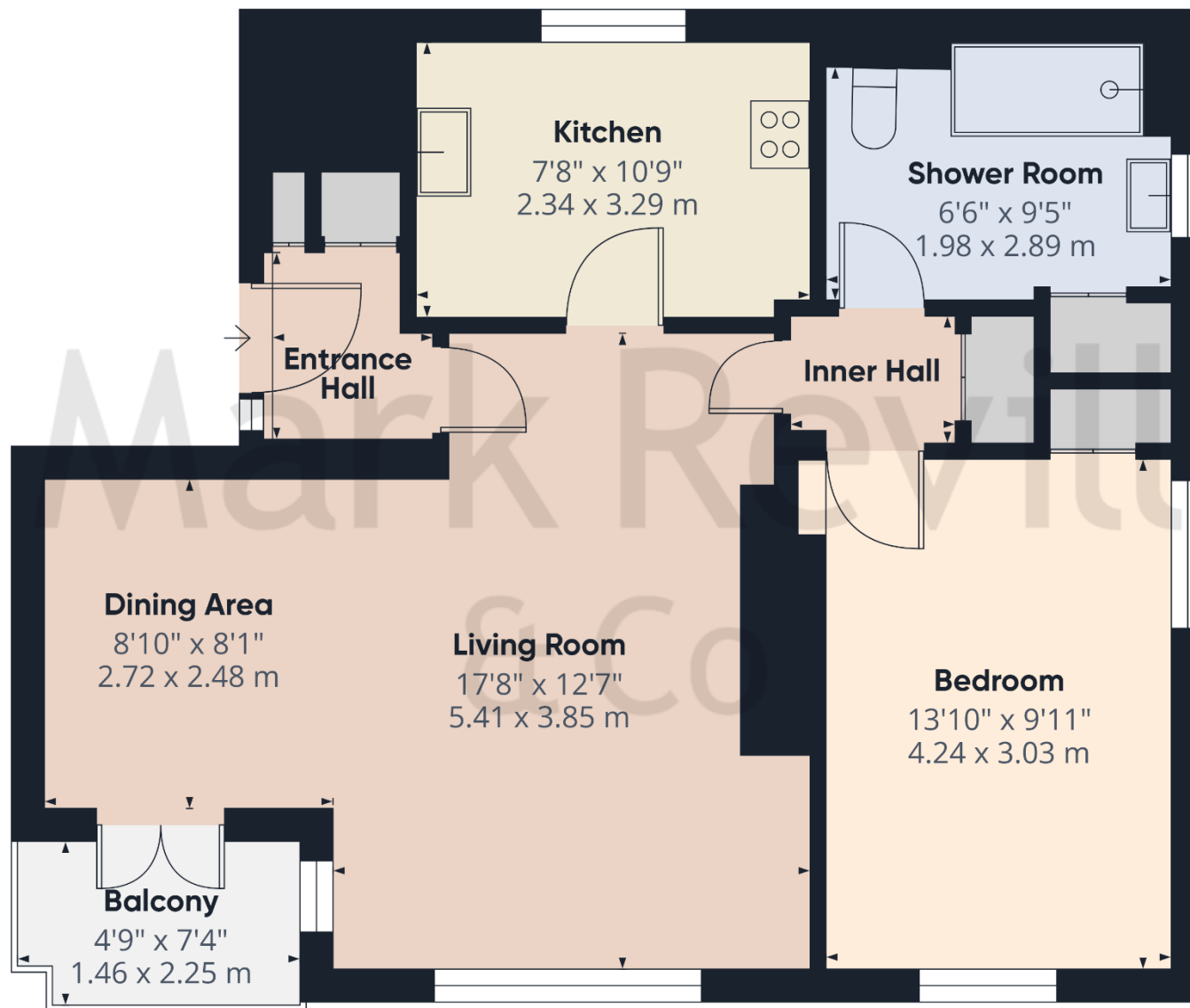
A spacious one bedroom first floor flat offering well proportioned accommodation and excellent potential for improvement. The property requires modernisation throughout but provides an ideal opportunity to create a home finished to individual specification. The accommodation comprises an entrance hall with storage cupboard, a bright and generously sized open plan living and dining room with feature fireplace and doors leading to a private west facing balcony, and a separate kitchen. An inner hallway provides further storage and gives access to a large double bedroom with built-in wardrobe, together with a well-appointed shower room incorporating an airing cupboard. The flat is offered for sale with no onward chain.

Situated in this much favoured central location just a very short walk to the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), Sainsbury's and Waitrose superstores, also the Dolphin Leisure complex are all in the immediate vicinity. The town centre is close at hand offering a wide range of shops and an array of restaurants in the nearby Broadway. The A23 lies approximately 5 miles to the west providing a direct route to the motorway network, whilst Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is a similar distance to the south.

Ground Rent: To be advised
Service Charge: To be advised
Lease: To be advised







Approximate total area⁽¹⁾

637 ft²

59.2 m²

Balconies and terraces

34 ft²

3.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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