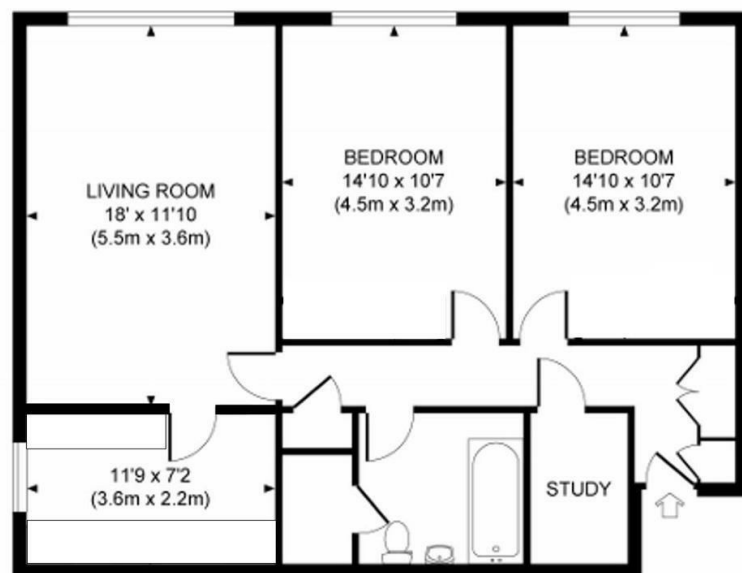
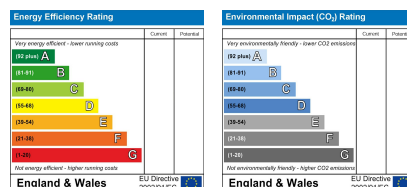


Approximate Gross Internal Area
830 sq ft / 77.1 sq m



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 any decisions reliant upon them.



7 Kipling Court, Paddockhall Road, Haywards Heath, RH16 1EX

Guide Price £265,000 Leasehold - Share of Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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7 Kipling Court, Paddockhall Road, Haywards Heath, RH16 1EX

What we like...

- * 830 sq ft of accommodation - a great size flat.
- * Prime location for Haywards Heath Station, perfect for commuters.
- * Brand new kitchen, new flooring and recent redecoration.
- * Gated development with plenty of parking.
- * No chain and lift service.

The Flat...

A delightful first floor flat forms part of the highly regarded Winnals Park development on the favoured west side of Haywards Heath, within short walk of the mainline station (perfect for commuters), Waitrose, Sainsburys and the leisure centre. The flat itself has been the subject to recent renovation including a brand new kitchen and total redecoration. There is also a lift service and, at 830 sq ft, the flat is a great size.

The living room is a good size with plenty of space for sitting and dining areas. The large window has a pleasant outlook over the communal gardens.

The kitchen is brand new and boasts sleek, stylish grey gloss 'handleless' units, contemporary worktops and integrated oven/hob.

Both bedrooms are good size double rooms and the main bedroom has fitted wardrobes. Both are served by the generously proportioned bathroom.

Handily for those who work from home there is a huge storage cupboard which could easily be used as a study/work from home space.

The flat also enjoys brand new laminate flooring and neutral redecoration, giving buyers a blank canvas. The windows are double glazed and the heating is gas fired with combination boiler. There is also a secure entry phone system. Outside there is plenty of residents parking which operates on a permit system.

Location, location, location

Kipling Court forms part of the excellent gated development of Winnals Park, situated within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins). Interestingly, the development has several separate blocks that are all named after historic poets (Kipling, Tennyson, Shelley, Milton and Chaucer).



Local amenities within walking distance include both Waitrose and Sainsbury's Superstores and 'The Broadway', which is the town's social hub with its array of bars & restaurants including Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. Further shopping facilities can be found in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

The Specifics...

Title Number: WSX184852
Tenure: Leasehold - share of freehold
Lease: 125 years from 13th December 1993 - 92 years unexpired
Service Charge: approx. £1350 p.a. (to be verified)
Ground Rent: £150 p.a. (to be verified)
Managing Agents: Hunters T: 01444 245400
Local Authority: Mid Sussex District Council
Council Tax Band: C

We believe this information to be correct but recommend intending buyers check details personally before exchange of contracts.

NB - CGI furniture

Please note the furniture is CGI and used for marketing and indicative purposes only.

