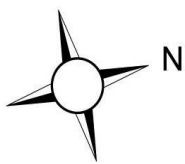
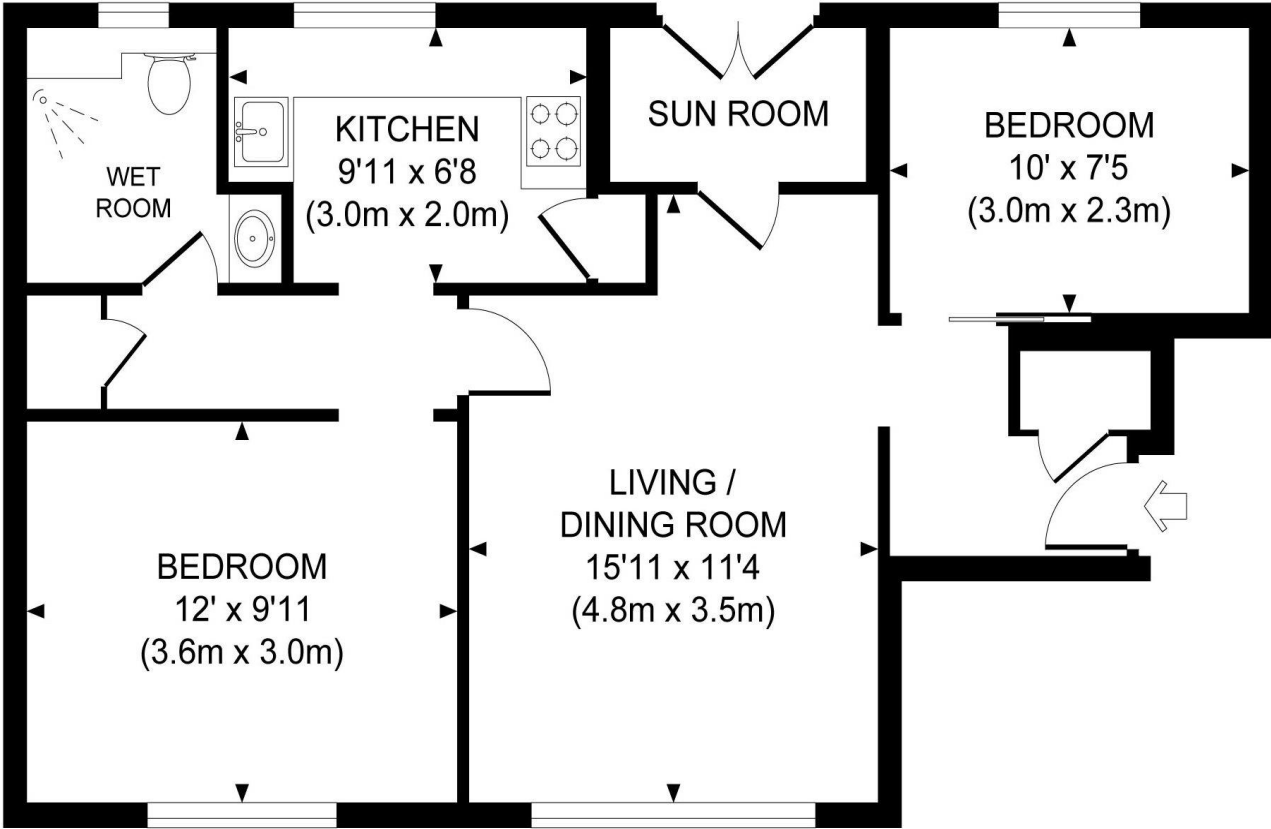


the floorplan...



Approximate Gross Internal Area
596 sq ft / 55.4 sq m



An excellent opportunity to purchase a tucked away
2 bedroom first floor flat with front & rear gardens situated
in the heart of beautiful West Hoathly. Some modernisation
required & offered for sale with NO CHAIN.

£225,000
Leasehold

37 Broad Field
West Hoathly
West Sussex
RH19 4QR



more details from...

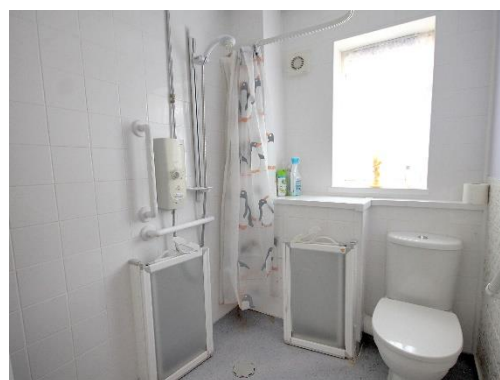
call: Lindfield: 01444 484084
email: lind@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- 2 bedroom first floor flat
- Double aspect Sitting / Dining Room
- Sun Balcony area
- Kitchen with space for domestic appliances
- White Shower Room
- Electric heating + uPVC double glazed windows
- Front & private Rear Garden
- Useful ground floor storage room
- Some modernisation now required
- 125 year lease issued in 1994 + No Chain
- Sought after & central village location
- EPC rating: D and Council Tax Band: B



This bright & airy first floor flat is offered for sale for the first time since new in 1965. NO CHAIN.

in more detail...

The accommodation comprises: communal front door into reception hall, stairs to first floor and inner door to rear lobby with useful storage room and garden access. First floor landing with front window and private front door into: **Entrance Hall** storage cupboard with hanging and shelving, cupboard housing fuse box and electric meter. **Bedroom 2** rear window and electric heater. **Sitting / Dining Room** enjoys a double aspect with front window and door to rear **Sun Area** enjoying double doors with Juliette balcony overlooking the rear garden. 2 electric heaters, door to rear lobby with electric heater, cupboard housing hot water cylinder and shelving. **Bedroom 1** front window and electric heated. **Kitchen** fitted range of units at eye and base level, space and plumbing for domestic appliances, sink unit, heated towel rail, Dimplex heater and rear window. **Shower Room** white suite, wet room set up, low level WC, wash basin plus cupboard below and wall mounted medicine cabinet with mirror above and opaque rear window. **Outside:** an area of lawned garden to the front, access through to the **Rear Garden** (32' x 15') which has an area of lawn, timber fenced / post and wire fencing, gated entrance plus paved patio area.

Tenure: Leasehold
A new 125 year lease was issued in 1994.

Service Charge: £18.00 pcm includes building insurance, cleaning of communal areas & contingency fund for maintenance.

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the location...

Situated in the beautiful and historic village of West Hoathly nestled between the popular market towns of East Grinstead and Haywards Heath. With its well regarded school, popular public house/restaurant, this pretty village is set approximately half way between London and the South Coast and boasts a wealth of architectural heritage plus being surrounded by some of the finest countryside in the South East.

Schools;

West Hoathly Primary School (500 yards). The local area is well served by several independent schools including; Great Walstead (6.2 miles), Ardingly College (3.4 miles), Cumnor House (6.4 miles), Brambletye in East Grinstead (6.7 miles).

Stations; Haywards Heath mainline railway station (6.1 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). East Grinstead railway station (5.1 miles) Three Bridges (6.5 miles)

worth bearing in mind...

The property is close to the highly regarded schooling, recreational ground, 'The Cat Inn' public house/restaurant and open countryside.

