



11 Bowden Way, Haywards Heath, West Sussex RH16 4UA

Guide Price £240,000 – £250,000 ... Leasehold



**MANSELL
McTAGGART**
Trusted since 1947



A triple aspect 2 double bedroom first floor apartment situated in a cul-de-sac on this popular development, towards the southern edge of the town. Offered for sale with no onward chain.

- Neutrally presented 1st floor apartment
- Allocated parking space (No. 13)
- Entrance hallway with 2 large cupboards
- Fabulous double aspect open plan kitchen/living area
- 2 generous double sized bedrooms and bathroom
- Gas heating radiators – double glazing
- 15 minute walk of the town centre
- External bin store
- Communal bike store
- EPC rating: B – Council Tax Band: C
- Tenure: Leasehold 125 years from 2012
- Ground rent: currently £200 per year
- Service charge: for 01.04.2026 to 31.03.2027 = £1,455.03
- Managing agents: Clarion Housing T: 0300 5008000



Bowden Way is situated off Kennard Lane which, in turn, is accessed from the roundabout at the southern end of Wivelsfield Road on the town's southern edge close to the hospital and open countryside. The town centre is 0.7 miles to the north and provides an extensive range of shops, stores, restaurants, cafes and bars. Schools are well represented throughout the town and there is a 6th form college and also a leisure centre. The railway station is 1.5 miles distant and a regular bus service runs close by linking with the town, station, the neighbouring districts and Brighton.

By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 6/7 miles to the west at Bolney or Warninglid. The Haywards Heath relief road gives residents from this side of town far swifter vehicular access out to the A23, Gatwick and the M25.

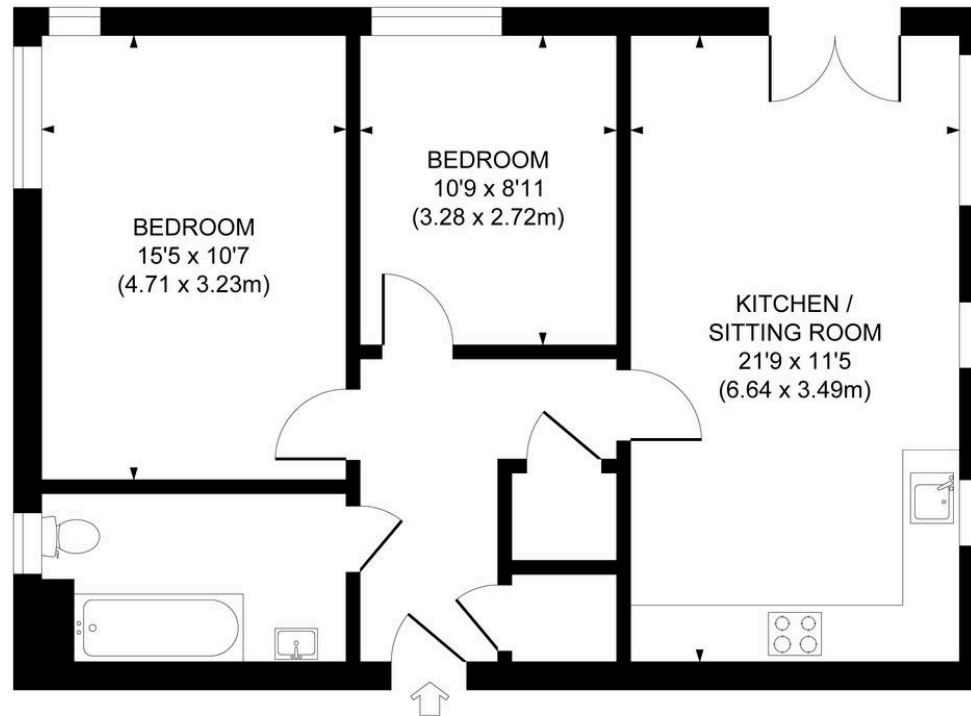
Distances in approximate miles on foot/car/train

Schools: St Wilfrid's Primary (0.6), St Joseph's RC Primary (0.8), Northlands Wood (0.8), Warden Park Primary Academy (0.9), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5). A school bus service runs close by for Warden Park and Chailey Secondary Schools.

Station: Haywards Heath mainline railway station (1.5 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)



Approximate Gross Internal Area
673 sq. ft / 62.50 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 decisions reliant upon them.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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.