



## 5 Ottafield Court, Greenways, Haywards Heath, RH16 2DS

Guide Price £275,000 – £300,000 ... Freehold

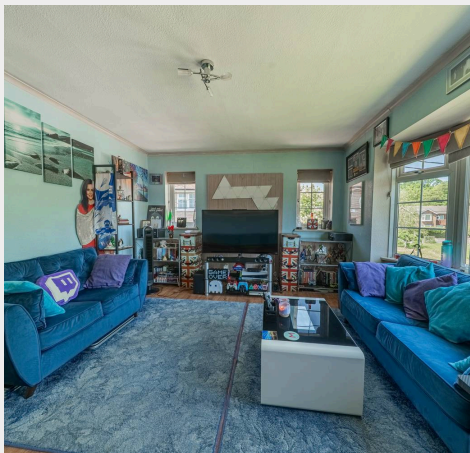


**MANSELL  
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A FREEHOLD 2 bedroom 1st floor flat with a garage in this desirable private road on the Haywards Heath/Lindfield border within a 10 minute walk of the railway station.

- FREEHOLD 1st floor apartment
- Garage situated in block behind (3rd from left)
- Double aspect living room with bay window
- 2 generous bedrooms and shower room
- Separate kitchen with views over the garden
- Ample loft storage
- 0.4 mile walk to the railway station
- The Broadway 0.8 miles, Lindfield High Street 0.9 miles
- EPC rating: C
- Council Tax Band: C
- Maintenance charge per flat this year - £300 plus £335 per garage (recently increased to fund new roofing).
- Private Road contribution £30 per year
- Managing agents: Ottafield Court & Greenways Residents Association
- Natwest Bank is your best option if you require a mortgage on a freehold flat.



Greenways is a desirable private cul-de-sac situated on the Haywards Heath/Lindfield borders and is made up of similar style blocks of flats and attractive detached houses. The cul-de-sac is situated off West Common close to the Oathall roundabout and is therefore within easy walking distance of Haywards Heath's main railway station (London 47 mins), Sainsbury's Superstore, Waitrose, Clair Park, the Dolphin Leisure Centre and various shops and restaurants. Haywards Heath town centre is approximately 1 mile distant where there is a comprehensive range of shops and facilities and a regular bus service runs close by. Lindfield's picturesque village High Street is also within 1 mile where there is a landmark pond, common and an historic range of buildings.

By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at Bolney or Warninglid.

**Distances in approximate miles by foot/car/train:**

Schools Blackthorns Primary (0.5 miles) Lindfield Primary (0.6 miles) St Joseph's RC Primary (0.7 miles) Oathall Community College (0.2 miles) Station Haywards Heath (0.5 miles) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



**Approximate Gross Internal Area**

676 sq. ft / 62.77 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

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