



21 Harlands House, Harlands Road, Haywards Heath, RH16 1LA

Guide Price £235,000-£245,000 ... Leasehold



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A 2nd floor 2 double bedroom, 2 bathroom apartment with balcony and lift service in this modern block presented for sale in very clean and tidy decorative order throughout with an allocated parking space behind, situated within 400 yards of the railway station and close to Sainsbury's, Waitrose and the Leisure Centre.

- 2nd floor apartment with balcony
- Lift and stairs to upper floors
- Prime location close to the railway station
- 2 double size bedrooms & 2 bath/shower rooms
- Generous sitting room with balcony
- Separate kitchen with integrated appliances
- Allocating parking space in gated compound behind
- 5 minute walk to the railway station
- Literally across the road from Sainsbury's
- Internal viewing recommended
- EPC rating: C - Council Tax Band: C
- Tenure: Leasehold 125 years from 01.01.2002
- Ground rent: reviewed every 21 years and recently increased to £300 per year -next review in 2044
- Service charge and sinking fund contribution - for the 6 month period up until 30 November 2025 - £860.81



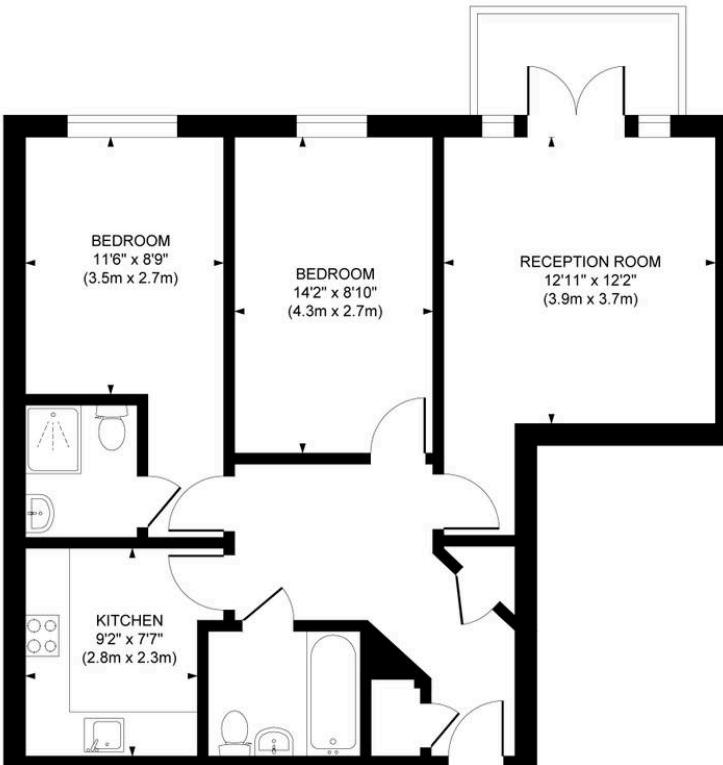
Harlands House is located on the corner of Harlands Road and Pasture Hill Road on the desirable west side of town within 300 yards of the railway station. Other nearby facilities include the Dolphin Leisure Centre which is directly behind, the large Sainsbury's Superstore, the new Waitrose and several other shops and food outlets. Schools are well represented and the property falls into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield. The 6th Form College is within 300 yards. The town centre is within a 10/15 minute walk where there is an extensive range of shops, stores, restaurants, cafes and bars. The town has several large parks and the property is within a short walk of the Blunts Wood and Paige's Meadow nature reserve which links through to Cuckfield.

By road access to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23 Which lies about 5.5 miles to the West at Bolney or Warninglid.

Distances: (approx on foot/by car/rail) Railway station 0.2 London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins Harlands Primary School 0.4 Warden Park Secondary Academy School 1.3 The Broadway 0.7 A23 at Warninglid 5.25 or Bolney 5.5 Gatwick Airport 13 Brighton Seafront 15



Approximate Gross Internal Area
691 sq. ft / 64.20 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.

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