

5 Sussex Gate, Sussex Road, Haywards Heath, RH16 4NS

Guide Price £300,000 - £325,000 ... Leasehold

MANSELL McTAGGART
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A very spacious (936 sq ft) first floor apartment in this town centre complex, in this grand building with staircase, lift service and underground parking. The property benefits from 2 double bedrooms and an impressive double aspect living room with a bustling outlook over the main shopping streets.

- Impressive town centre apartment (936 sq ft)
- Grand building with lift service, stairs and underground parking space
- Fabulous open plan living area with kitchen and views of town centre
- Master bedroom with en-suite shower room
- 2nd double bedroom and bathroom
- For sale with immediate vacant possession
- 1 mile walk to the railway station
- EPC rating: C - Council Tax Band: C
- **Tenure:** leasehold 125 years from 01.01.2007
- **Ground rent**: £200 per annum increasing by £50 every 25 years that is £200 for the first 25 years; £250 for the second 25 years; £300 for the third 25 years; £350 for the fourth 25 years and £400 for the remainder of the Term
- **Service charge:** £251 per month
- **Managing agents:** Hunters, 1 Church Road, Burgess Hill, West Sussex RH15 9BB t:01444 254400

  NB. The above information is believed to be correct but buyers should check with their solicitor before proceeding.

Sussex Gate is located above the Tapi carpet store (formerly Carpetright) on the corner of Franklynn Road and Sussex Road at the southern end of the town centre and literally across the road from the town's main shopping area of South Road. The town has an extensive range of shops, stores, cafes, restaurants and bars in The Broadway. There are numerous leisure groups, sports clubs and a leisure centre. The railway station provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport 15 mins and Brighton 20 mins). Adjoining the station is a Waitrose Store with a cafe and there is a Sainsbury's Superstore just a little further on under the railway bridge. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 6 miles to the west at Bolney. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm (1.2 miles).

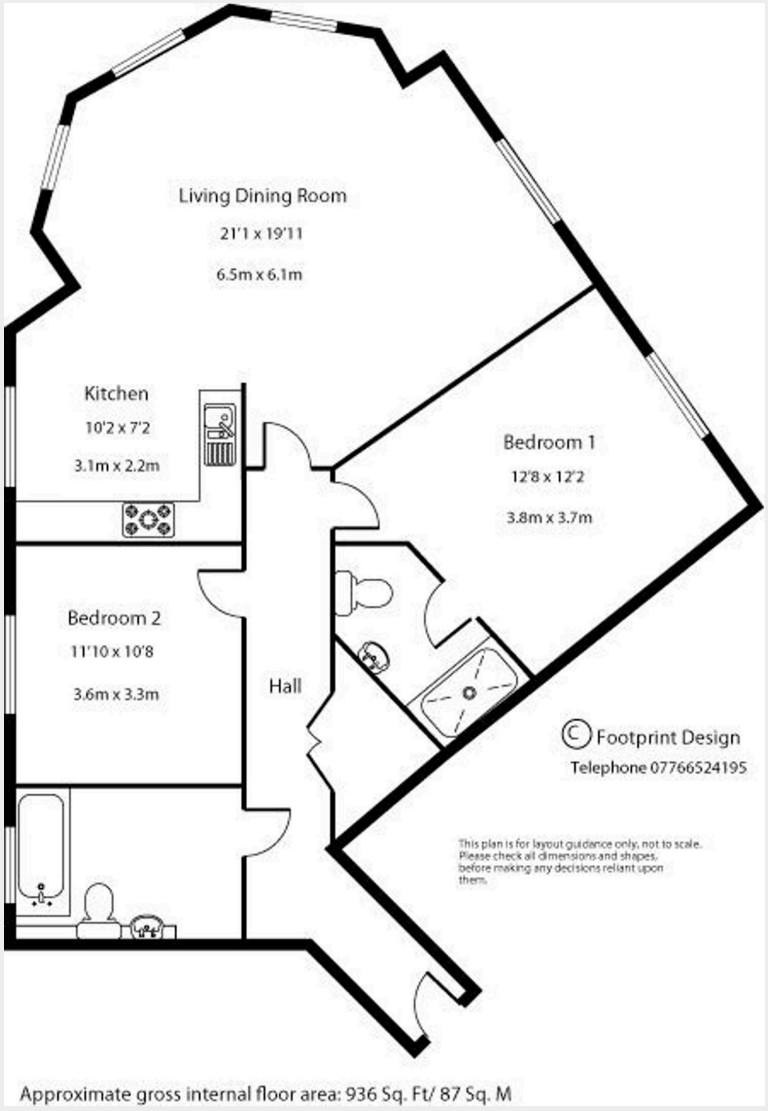
Distances (in approximate miles on foot/train/car)
Schools: St Wilfrid's Primary (0.5) St Joseph's RC Primary (0.4) Northlands Wood Primary (0.9) Warden Park Primary Academy (0.6) Warden Park Secondary Academy (2.3) Oathall Community College (1.2) Haywards Heath Railway Station (1.1) Waitrose (1.1) Sainsbury's Superstore (1.2) Gatwick Airport (14.1) Brighton seafront (13.7) A23 6 miles at Bolney and the M23 at Maidenbower (Junction 10a) 10 miles to the north











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