

27 Kipling Court, Haywards Heath, West Sussex, RH16 1EX

What we like...

- * Extremely spacious accommodation
- * Garage and lots of residents parking .
- * Short walk of the station.
- * Well presented throughout.
- * Offered to the market with no onward chain.

The Flat...

An immaculately presented large top floor flat, with garage, forms part of the highly regarded Winnals Park development on the favoured west side of Haywards Heath, within short walk of the mainline station (perfect for commuters), Waitrose, Sainsburys and the leisure centre. The flat itself is offered to the market in excellent condition, with a delightful southerly aspect. There is also a lift service.

The living room is a good size with plenty of space for sitting and dining areas. The large window has a pleasant outlook over the communal gardens and is south facing meaning you have floods of natural light throughout the day.

The kitchen was enlarged in recent years by the current owners, to give a better sense of space and to enable the hand addition of a breakfast bar.

All three bedrooms are well proportioned with large windows and built in storage, all serviced by the modern family bathroom.

The flat also enjoys neutral redecoration, giving buyers a blank canvas. The windows are double glazed and the heating is gas fired. Outside there is plenty of residents parking which operates on a permit system - and a lockable garage.

Location, location, location

Kipling Court forms part of the excellent gated development of Winnals Park, situated within a two minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20mins) and Brighton (20 mins). Interestingly, the development has several separate blocks that are all named after historic poets (Kipling, Tennyson, Shelley, Milton and Chaucer).



Local amenities within walking distance include both Waitrose and Sainsbury's Superstores and 'The Broadway', which is the town's social hub with an array of bars & restaurants including Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. Further shopping facilities can be found in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

Finer Details

Tenure: Leasehold - share of freehold

Lease: 125 years from 25 December 1992 - 92 yrs unexpired

Service Charge: £1,750 p.a.

Ground Rent: £150 p.a.

Managing Agents: Graves Son & Pilcher LLP

Local Authority: Mid Sussex District Council

Council Tax Band: B

We believe this information to be correct but recommend intending buyers check details personally before exchange of contracts.

NB

Some of the images contain CGI furniture for marketing and illustrative purposes

