



22 Colwell Gardens, Haywards Heath, West Sussex RH16 4HG

Guide Price £280,000 – £290,000 ... Leasehold



**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented and recently refurbished 2 double bedroom ground floor garden flat with its very own private enclosed garden, adjoining a small green in a cul-de-sac on the southern side of town near the hospital with low service charges and a long lease.

- Beautifully presented ground floor flat
- Private fully enclosed garden
- Low service charge and long lease
- Refitted kitchen and bathroom
- Immaculate, neutral decor throughout
- Large living room with doors out to garden
- Allocated parking space (No. 2)
- Double glazing – gas heating to radiators
- Easy walk to the hospital & town centre
- Short walk to Sainsbury's local store & a Co-op store
- EPC rating: C – Council Tax Band: C
- Tenure: Leasehold – 155 years from 1st November 2004
- Ground rent: £240 per annum (subject to review)
- Service charge: Paid 6 monthly in advance (01/12/25–31.05.2026) was £437.29
- Managing agents: Lambert Smith Hampton – Residential



Colwell Gardens is located off Colwell Road on the town's southern side. Local facilities include the Princess Royal Hospital, local shops, including a Sainsbury's local store in Wivelsfield Road and a Co-op store in Franklynn Road. There are several primary schools within walking distance and children from this side of town fall into the catchment area for Oathall Community College with its own farm in neighbouring Lindfield.

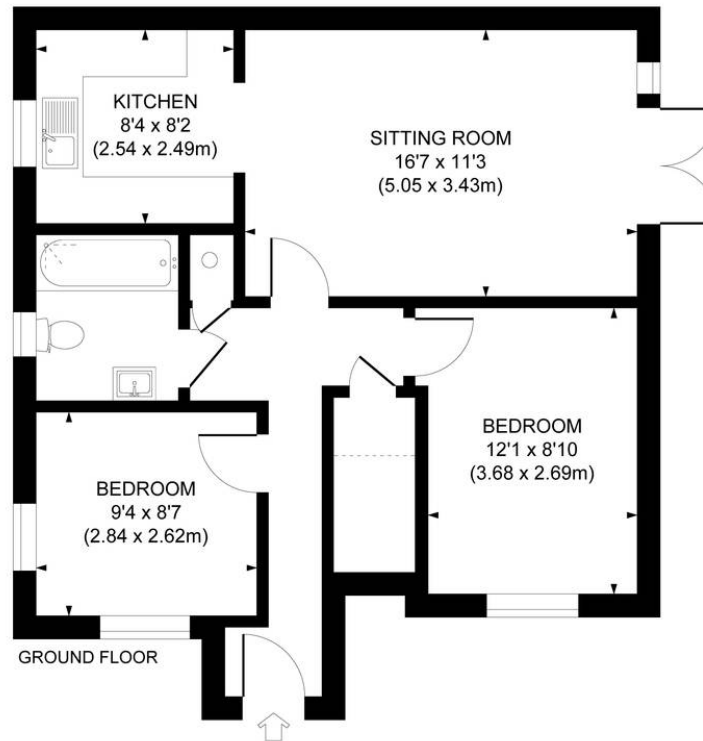
The town also has a leisure centre and 6th form college. An alleyway from the cul-de-sac leads into Kents Road giving swifter pedestrian access to the town's main shopping areas of South Road and the Orchards.

The fashionable Broadway is a little further with its range of cafes, bars and restaurants as well as the mainline railway station 1.25 miles distant) which offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road, access to the major surrounding areas can be gained via the new Haywards Heath A272 relief road and the A/M23, the latter lying approximately 6.5 miles to the west at Bolney.



Approximate Gross Internal Area N
618 sq. ft / 57.40 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.