



43 Chapman Way, Haywards Heath, West Sussex RH16 4UL

Guide Price £220,000 - £230,000



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A very well designed 2 double bedroom, 2 bathroom ground floor flat with a re-fitted ensuite shower room and recently replaced gas boiler, in this modern block on the town's southern edge close to the hospital and within walking distance of the town centre. Offered for sale with no onward chain.

- Immaculate 2 bedroom ground floor apartment
- Former show flat – owned since new in 2012
- Spacious entrance hall/study area
- Re-fitted ensuite shower room and gas boiler
- Full length windows in living room & main bedroom
- Kitchen with full range of integrated appliances
- Short walk of hospital & town centre
- Allocated parking space: No. 43
- For sale with no onward chain
- EPC rating: B – Council Tax Band: C
- Tenure: Leasehold 125 years from 01.01.2011
- Ground Rent: Currently £300 per annum which rises by £100 per year up until a maximum of £1000 after the 90th anniversary
- Service charge: for the year 2026 – £1865.00
- Reserve fund contribution: This is in addition to the service charge. For the last 3 years, the owners of all flats have paid some extra costs which will cover major internal and external redecoration and improvements. These works are due to commence shortly and will continue during 2026–2027
- Managing agents: HML Group



Chapman Way is a modern development built by Charles Church situated off Colwell Road next to the Southdowns Park development on the town's southern edge and is conveniently close to the Princess Royal Hospital. The property is also ideally placed within a short walk of the new Sainsbury's local store and the town centre which is approximately 0.75 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. To the rear of the adjoining Southdowns Park development there is a privately owned 18 metre indoor swimming pool which is open to the public on a pay per visit basis.

Access to the major surrounding areas can be gained via the Haywards Heath/A272 relief road giving swift access out to the A/M23 in the west.

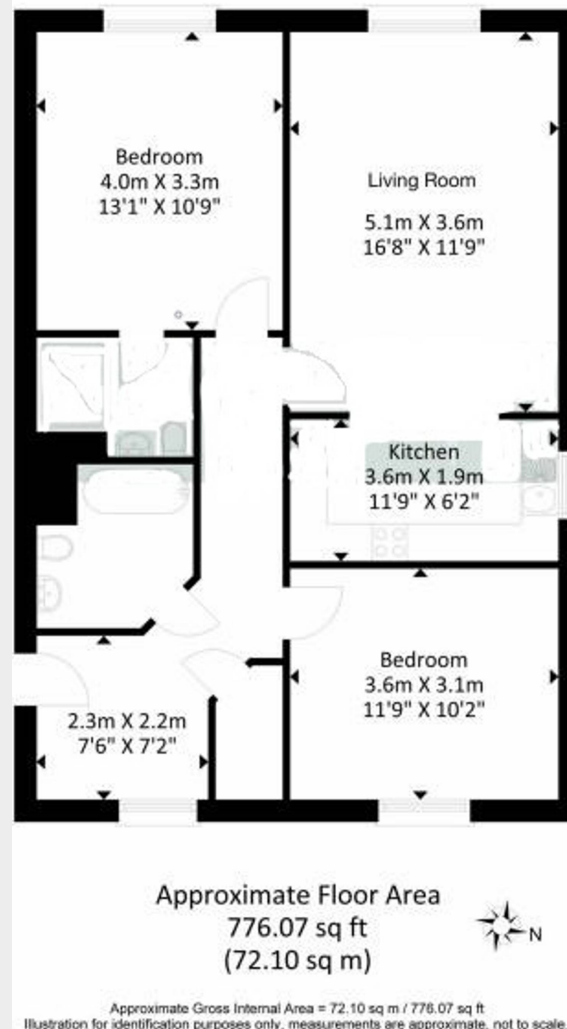
The railway station is 1.4 miles distant offering fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

Distances (in approximate miles)

Primary Schools: St Wilfrid's (0.5), St Joseph's RC (0.65), Northlands Wood (0.75) Secondary Schools: Oathall Community College (1.2), Warden Park Secondary Academy (2.2), 6th Form College (1.6)



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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

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