



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

Guide Price £230,000 – £240,000 ... Leasehold

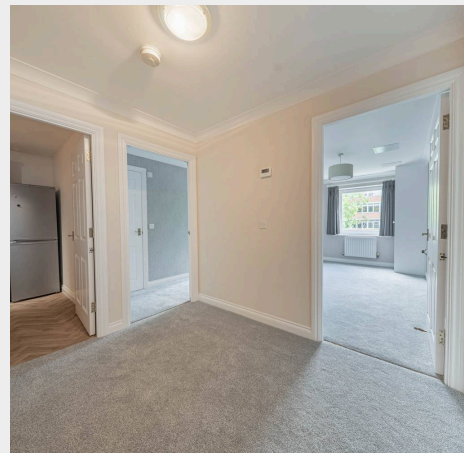


**MANSELL
McTAGGART**
Trusted since 1947



A very well presented first floor 2 bedroom, 2 bathroom apartment in this modern block situated within 300 yards of the railway station and adjoining the leisure centre grounds to the rear. Offered for sale with immediate vacant possession.

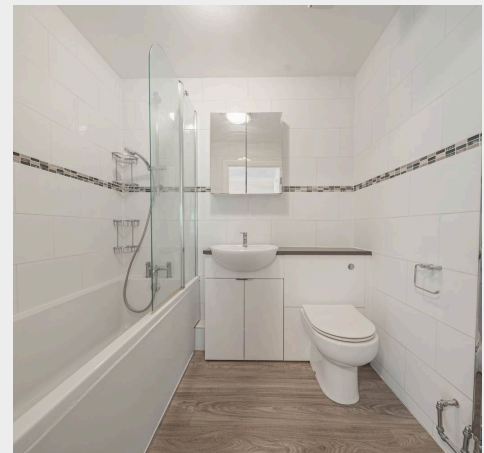
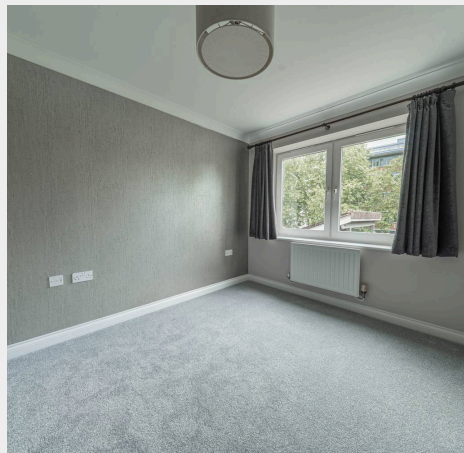
- 2 bedroom 1st floor apartment in modern block
- Lift service and stair staircase to upper floors
- Allocated parking space (No.11)
- Lounge with east facing balcony - Separate kitchen
- Master bedroom with en-suite shower room
- 2nd bedroom and 2nd bathroom
- New carpets and gas boiler replaced 2024
- For sale with immediate vacant possession
- Lower than average service charges
- Internal viewing highly recommended
- EPC rating: B - Council Tax Band: C
- Tenure: Leasehold 125 years from 01.01.2002
- Ground rent: Reviewed every 21 years - recently increased to £300 per year
- Service charge: For the 6 month period 01.12.2025 - 31.05.2026 which covers the service and estate charge plus reserve fund contributions - £860.81
- Managing agents: Pembroke Property Management



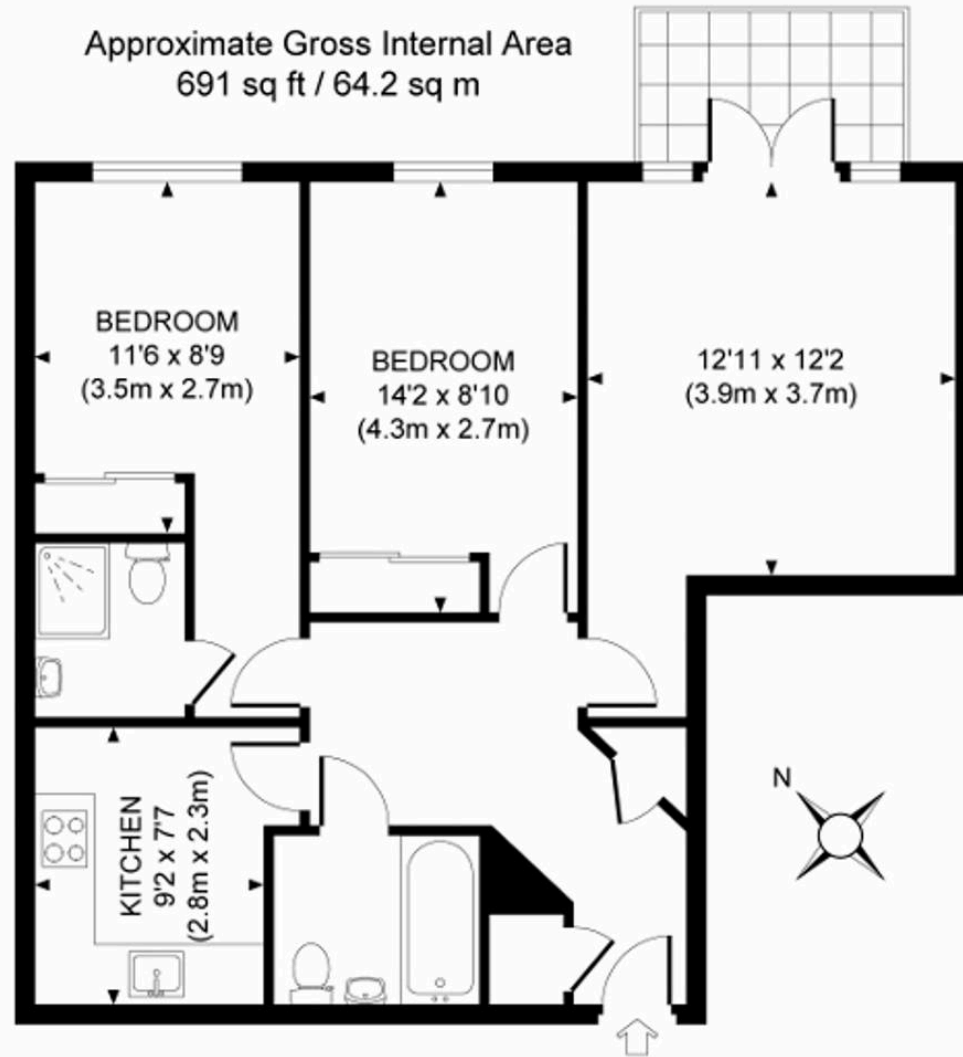
Harlands House is located on the corner of Harlands Road and Pasture Hill Road on the desirable west side of town within 300 yards of the railway station. Other nearby facilities include the Dolphin Leisure Centre, the large Sainsbury's Superstore, Waitrose store and several other shops and food outlets. 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 200 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 Village

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 300 yards, 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 / 64.2 sq m



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.