



7 Southlands Court, Church Avenue, Haywards Heath, RH16 1EQ

Guide Price £250,000 - £265,000 ... Leasehold



**MANSELL
McTAGGART**
Trusted since 1947



A 2 bedroom, 2 bathroom south facing first floor apartment in this small block within 300 yards of the railway station with allocated parking and within easy walk of the main town centre via Clair Park, schools and Lindfield's picturesque village High Street.

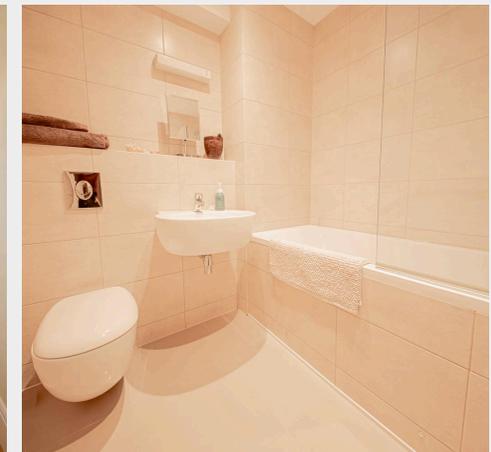
- Immaculate 1st floor apartment built in 2007
- Small exclusive block near railway station
- Lower than average service charges
- Allocated parking space
- Open plan south facing kitchen/living room
- 2 good size double bedrooms
- Close to railway station, Waitrose & Sainsbury's
- 10 min walk to town centre via Clair Park
- EPC rating: C - Council Tax Band: C
- Tenure: Leasehold 250 years from 01.01.2007
- Ground rent: £150 a year for the first 30 years then doubling every 30 years until the 130th year
- Service charge for the 6 month period 01.01.2026-30.06.2026 £622.74
- Managing agents: Jonathan Rolls, Brighton
T: 01273 928302 FAO: Dan Greet
E: Dan.greet@jonathanrolls.com



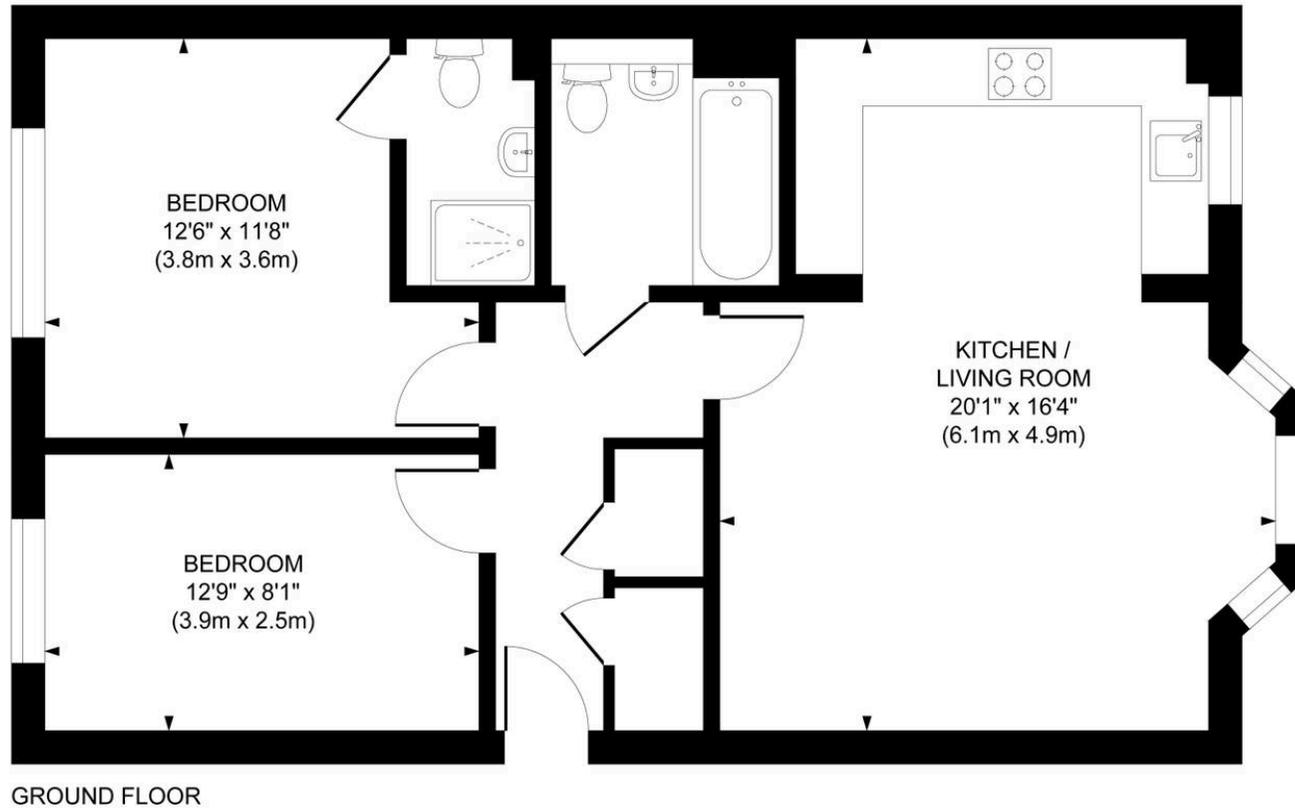
Southlands Court is located on the corner of Sydney Road and Church Avenue just to the east of Haywards Heath railway station which is within a few minutes walk and provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

In Commercial Square (near the station) there are several shops and take-away restaurants. Sainsburys and Waitrose superstore as well as the Dolphin Leisure Centre are also close by. Clair Park and woodland is located behind the houses opposite with pedestrian access leading up to the town centre which is just over half a mile distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area
704 sq. ft / 65.44 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.