



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

Guide Price £240,000 - £250,000



**MANSELL
McTAGGART**
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A rather special first floor 2 bedroom apartment located at the end of the building enjoying a triple aspect with fabulous full length windows in all of the main rooms and presented for sale in absolutely immaculate order throughout, ideally placed on the southern side of town close to the hospital and within a short walk of the town centre.

- Popular complex close to the hospital - Built in 2011 by Charles Church Homes
- Impressive 1st floor apartment with long windows
- Enjoying east, north and westerly aspects
- Show House condition - ready for occupation
- Immaculate neutral decor throughout
- Close to St Francis Sports & Social Club & indoor swimming pool
- Walking distance of town centre
- 1.3 mile walk to railway station
- **Tenure:** Leasehold 125 years from 2011
- **Ground rent:** £200 per annum for the first 25 years; £300 pa for the next 25 years; £450 pa for the next 25 years; £600 for the next 25 years and then £750 for the remainder
- **Service charge:** £1,843.54 per year - In January 2026 there is an additional contribution of £2,934.59 as a final payment towards the redecoration of the external and internal parts of the building and new carpets - our client is happy to pay this charge
- **Managing agents:** HML Anderton and Clarion
- **EPC rating:** B - Council Tax Band: C

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.

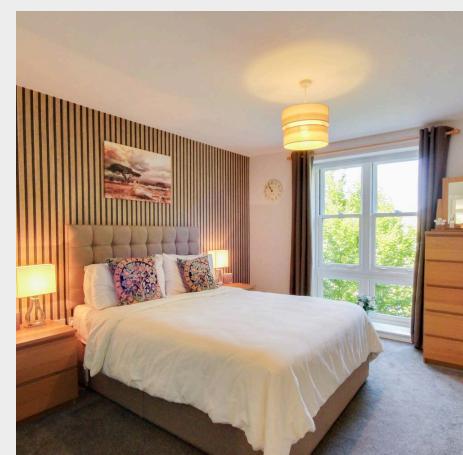
Access to the major surrounding areas can be gained via the Haywards Heath/A272 relief road giving swift access out to the A/M23 in the west.

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).

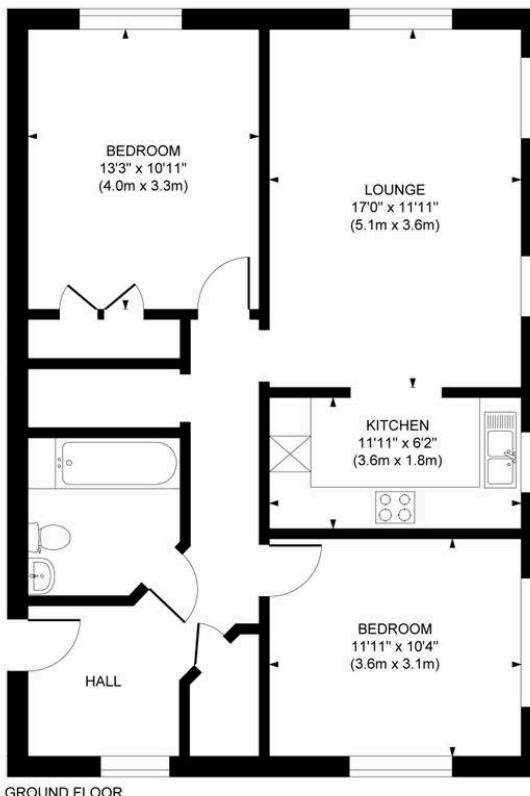
Distances (in approximate miles)

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)



Approximate Gross Internal Area
805 sq. ft / 74.86 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

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