



**Paddockhall Road  
Haywards Heath RH16 1EX**

**Guide Price  
£230,000 - £240,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

## Paddockhall Road, Haywards Heath RH16 1EX



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### PROPERTY –

Presenting a desirable opportunity for first-time buyers, investors, and commuters alike, this flat is available for sale, offering a share of the freehold and no onward chain. The property is situated in a sought-after location with excellent public transport links and local amenities within easy reach.

Internally, the property requires some modernisation, providing an excellent opportunity to put your stamp on it. It comprises two generous double bedrooms, each equipped with built-in wardrobes, offering ample storage space. The hallway also boasts several storage areas, with one large enough to have previously been used as a small home office. There is a single bathroom featuring built-in storage and a heated towel rail, providing practical convenience.

The property also includes a kitchen flooded with natural light, complete with a breakfast area, ideal for morning meals. A reception room with large windows offers views to the communal gardens, creating a serene and peaceful atmosphere. A single garage is also available via separate negotiation to those interested.

In conclusion, this property presents an exciting opportunity for those looking to make their mark on a home or investors looking to increase their portfolio. Its location and unique features make it a rare find in the market.

### OUTSIDE –

The flat is set within a gated development, offering an extra layer of security and peace of mind. Benefiting from well-kept communal gardens, it offers a quiet retreat from the hustle and bustle of daily life. The block also features a passenger lift for easy access to all floors, numerous residents-only permit parking bays and lockable bike racks for those embracing a more eco-friendly mode of transportation.

### ADDITIONAL INFORMATION

Tenure: Share of freehold

Lease Term: 92 years remaining

Service Charge: £1,960 per annum

Ground Rent: £150 per annum

Council Tax Band: C





**Buses**

1 min walk



**Shops**

Sainsbury &  
Waitrose – 0.3 miles



**Trains**

Haywards Heath  
0.2 miles



**Airport**

Gatwick  
13.8 miles



**Roads**

M23  
14.5 miles



**Sport & Leisure**

Dolphin Leisure Centre  
0.3 miles



**Rental Income**

£1,300 pcm



**Schools**

Harlands Primary School  
Haywards Heath College  
St Joseph's Primary



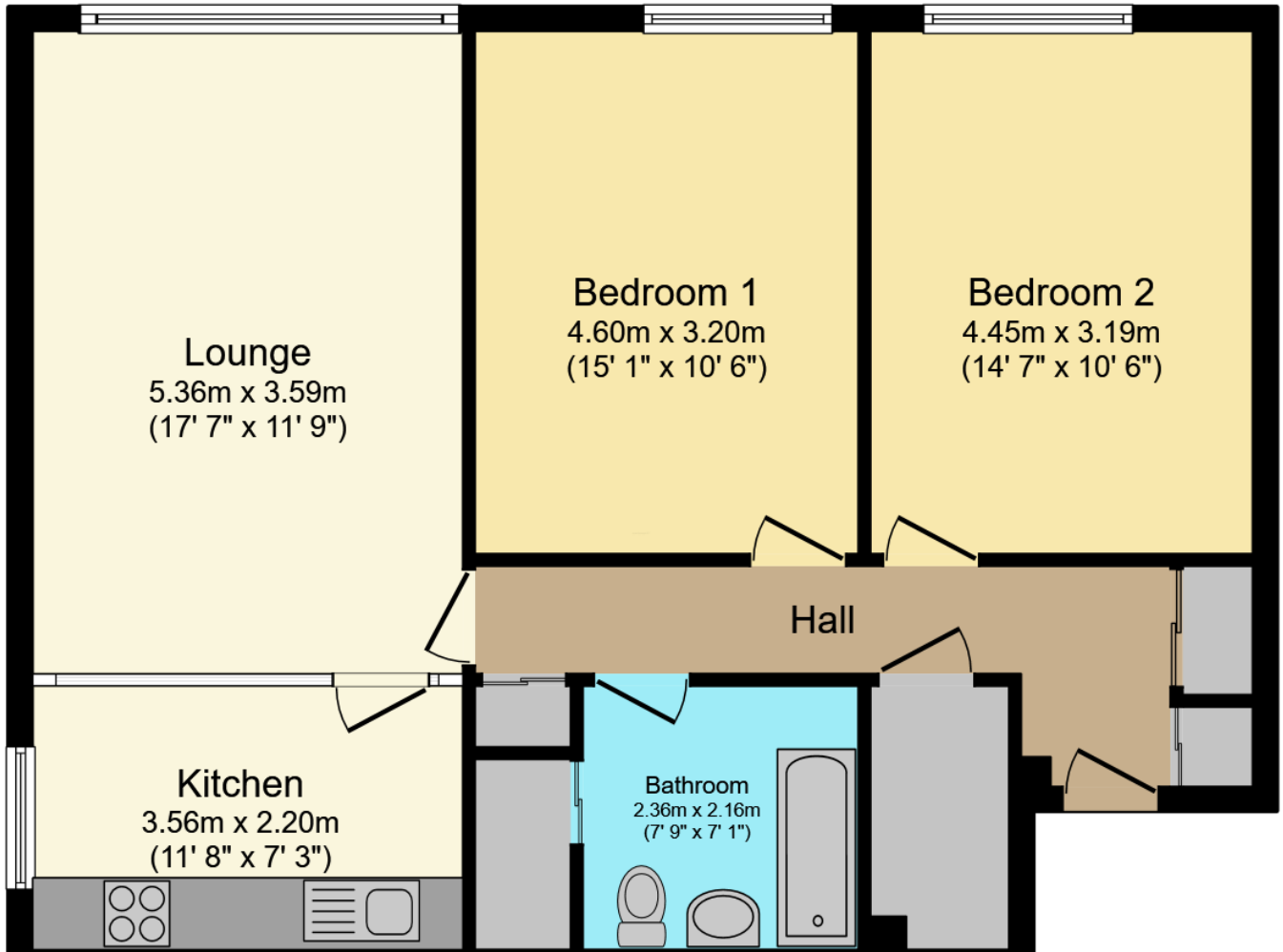
**Broadband**

Up to  
1800Mbps

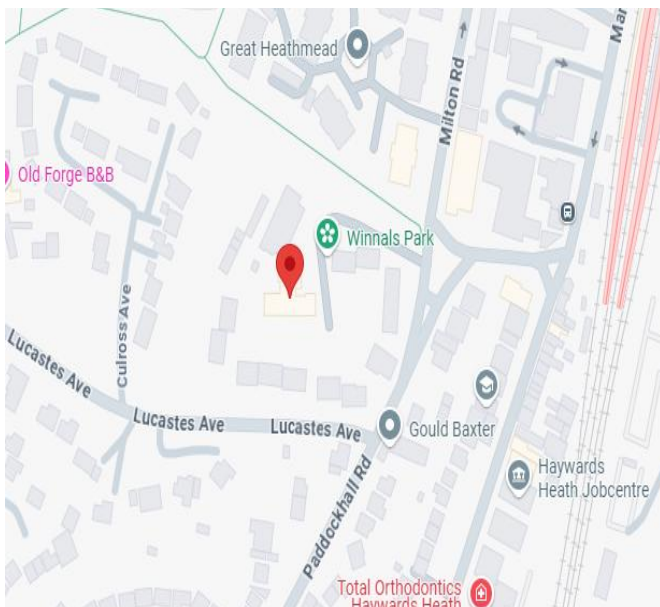


**Council Tax**

Band  
C



**Map Location**



**Total Approximate Floor Area**  
**810 sq ft / 75.2 sq m**

**EPC Rating**

**Energy rating and score**

This property's current energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.

**Viewing arrangements by appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



**Brock Taylor Disclaimer:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor have the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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