



**Paddockhall Road
Haywards Heath, RH16 1EX**

**Guide Price Of
£230,000 - £240,000**

**01444 474447
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**Residential sales, lettings,
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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, garage en bloc 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 is in good decorative order with newly laid carpets throughout. It comprises two generous double bedrooms, the primary being equipped with built-in wardrobes offering ample storage space. The hallway also boasts several storage areas. There is a single bathroom featuring built-in storage and a heated towel rail, providing practical convenience. The property also includes a bright and airy kitchen. A reception room with large windows offers views over the communal gardens, creating a serene and peaceful atmosphere.

OUTSIDE

The flat is set within a gated development, benefiting from a garage en bloc and well-maintained communal gardens.

The block also features a passenger lift for easy access to all floors, residents-only permit parking bays and lockable bike racks for those embracing a more eco-friendly mode of transportation.

LOCATION

Kipling Court is located on the Winnalls Park development, situated within a two-minute walk of Haywards Heath's mainline station, which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins). Local amenities within walking distance include both Waitrose and Sainsbury's Superstores, Dolphin Leisure Centre and 'The Broadway', which is the town's social hub with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' just half a mile away.

ADDITIONAL INFORMATION

Tenure: Share of freehold

Lease Term: 92 years remaining

Service Charge: £1,960 per annum

Ground Rent: £150 per annum

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative before making a purchase commitment.





Buses

1 minute 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,
Haywards Heath College



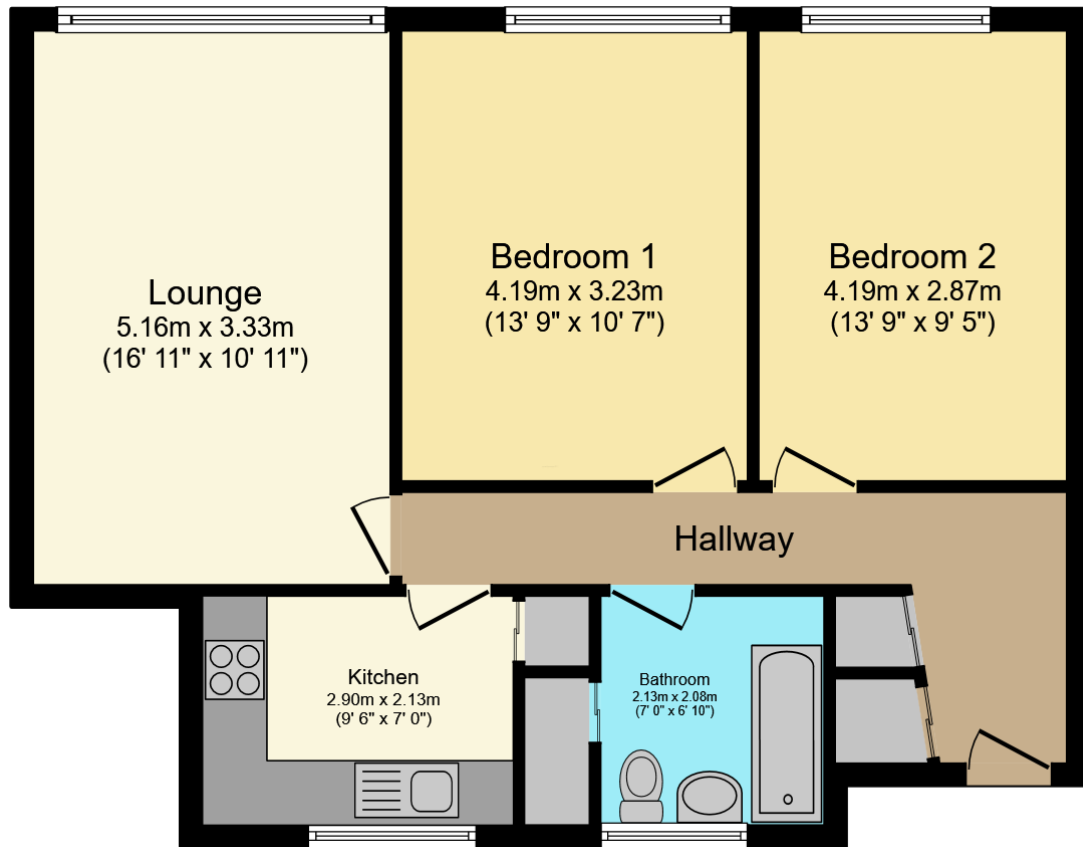
Broadband

Up to
1800 Mbps



Council Tax

Band B



Map Location



Total Approximate Floor Area
66.3 sq.m / 713 sq.ft

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Viewing arrangements by
appointment through Brock Taylor**

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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 the services, appliances and fittings 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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