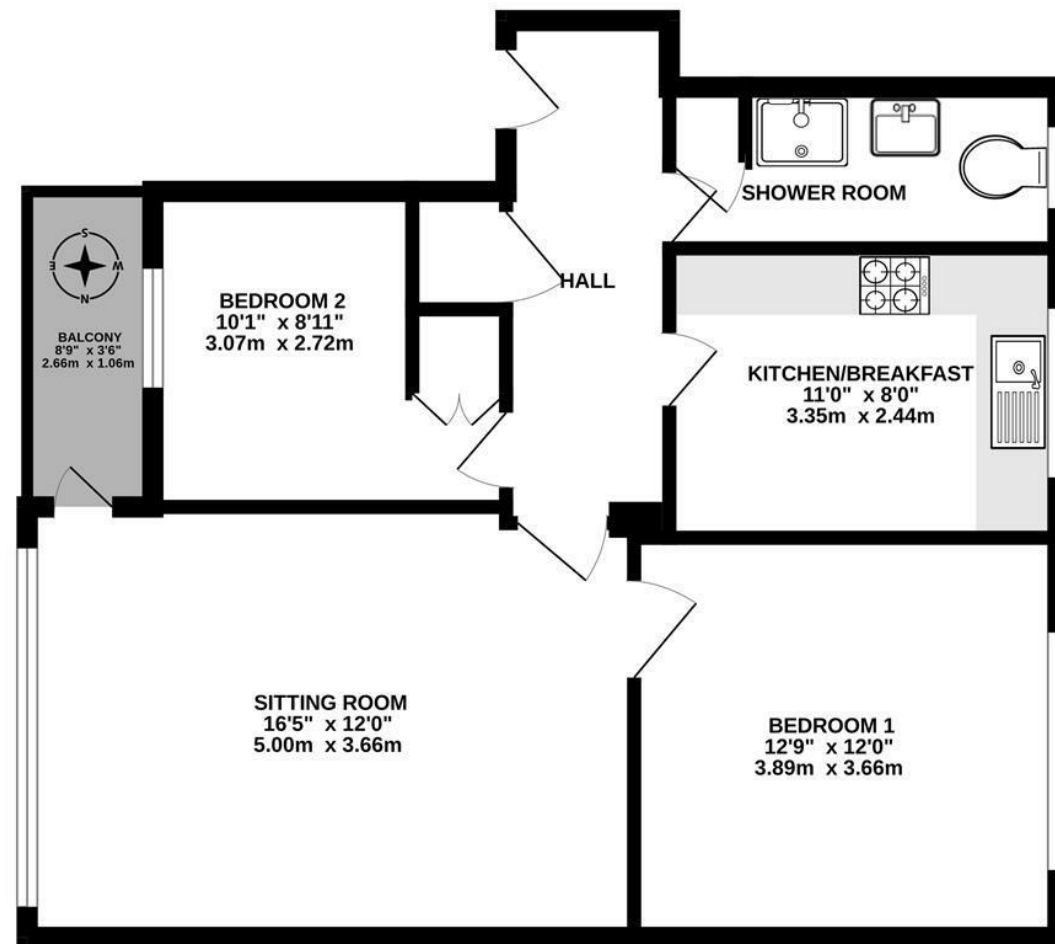
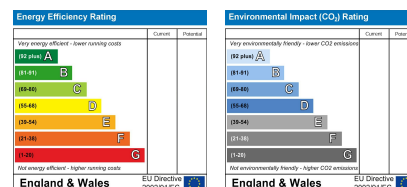


657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657sq.ft. (61.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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10 Shelley Court, Winnals Park, Paddockhall Road, Haywards Heath, RH16 1HA

Guide Price £265,000 Leasehold - Share of Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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10 Shelley Court, Winnals Park, Paddockhall Road, Haywards Heath, RH16 1HA

Guide Price £265,000 - £275,000

What we like...

- * Spacious apartment with garage in prime location for the station.
- * Gated development with plenty of residents parking.
- * Spacious sitting/dining room with balcony overlooking pretty gardens.
- * Modern kitchen/breakfast room.
- * Vendor suited with onward purchase.

The Flat..

A delightful first floor flat forms part of the highly regarded Winnals Park development on the favoured west side of Haywards Heath, within short walk of the mainline station (perfect for commuters), Waitrose, Sainsburys and the leisure centre. Amongst the numerous benefits, the flat has a balcony, garage and a share of the freehold

The living room is a good size with plenty of space for sitting and dining areas. The large window has a pleasant outlook over the communal gardens and is bathed in morning light and there is a door that leads on to the balcony, with space for a bistro table & chairs.

The kitchen is a great size with classic shaker style cabinets and some integrated appliances including oven & hob. There is plenty of space for a small breakfast table too.

The main bedroom is a good size double with plenty of space for all bedroom furniture. The second bedroom is smaller double and has built in wardrobes. Both are served by the spacious shower room which cleverly houses the washing machine to minimise disruption to the living space.

The flat also enjoys neutral decoration, giving buyers a blank canvas. The windows are double glazed and the heating is gas fired with combination boiler. There is also a secure entry phone system. For those who work from home or like to stream, you have access to Ultrafast fibre broadband.

Shelley Court is positioned at the rear of Winnals Park making it the most peacefully located of all the blocks. As a development, Winnals Park offers some of the best residents parking (permit system) in Haywards Heath, which sits behind a gated entrance. This flat also has the benefit of a garage - great for storage or extra parking.



The Location...

Shelley Court forms part of the excellent gated development of Winnals Park, 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). Interestingly, the development has several separate blocks that are all named after historic poets (Kipling, Tennyson, Shelley, Milton and Chaucer).

Local amenities within walking distance include both Waitrose and Sainsbury's Superstores and 'The Broadway', which is the town's social hub with its array of bars & restaurants including Lockhart Tavern, WOLFFOX Coffee Roasters (great for a brunch), Orange Square, Pizza Express and Zizzi. For fitness fanatics the Dolphin Leisure Centre and Madisons Fitness Studio are both within easy walk. Further shopping facilities, including Marks and Spencers can be found in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

The Specifics

Title Number: WSX183851
Tenure: Leasehold
Lease: 125 years from 16th November 1993 - 92 years unexpired
Service Charge: approx. £TBC
Ground Rent: £150 p.a. (to be verified)
Managing Agents: Hunters T: 01444 245400
Local Authority: Mid Sussex District Council
Council Tax Band: C

