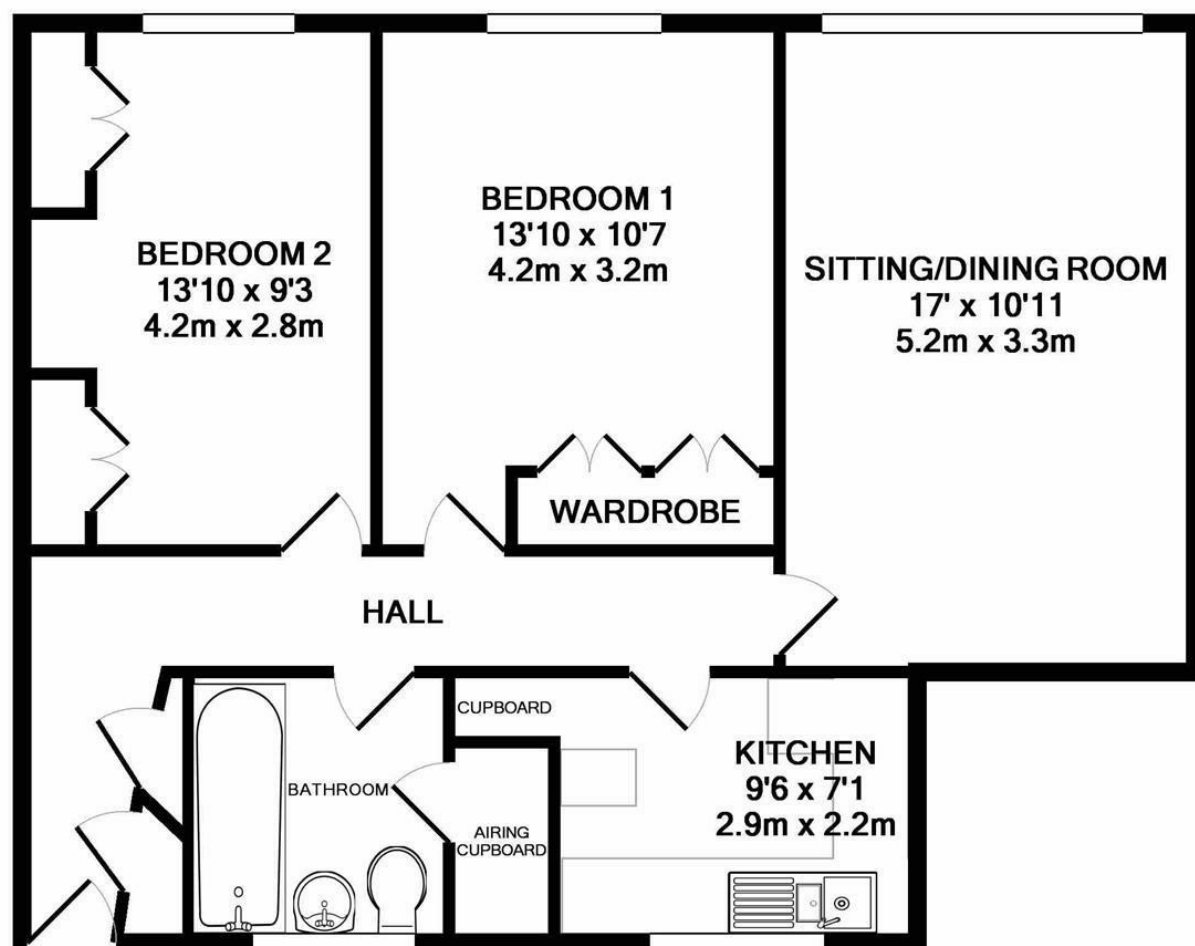
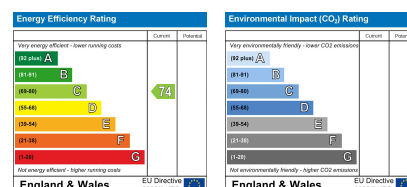




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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers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



17 Kipling Court, Paddockhall Road, Haywards Heath, RH16 1EX

Guide Price £245,000 Leasehold - Share of Freehold

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17 Kipling Court, Paddockhall Road, Haywards Heath, RH16 1EX

What we like...

- * Spacious two bedroom flat with lift service and garage.
- * Brand new stylish kitchen.
- * Recently redecorated and new floors throughout.
- * Gated development in prime location for the station.

The Flat...

A delightful second floor flat, with garage, 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. The flat itself has been the subject to recent renovation including a brand new kitchen and total redecoration. There is also a lift service.

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 south facing meaning you have floods of natural light throughout the day.

The kitchen is brand new and boasts sleek, stylish grey gloss 'handleless' units, contemporary worktops and integrated oven/hob.

Both bedrooms are good size double rooms and are served by the generously proportioned bathroom.

The flat also enjoys brand new laminate flooring and neutral redecoration, giving buyers a blank canvas. The windows are double glazed and the heating is electric. There is also a secure entry phone system. Outside there is plenty of residents parking which operates on a permit system.

Location, location, location

Kipling 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 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: WSX184852

Tenure: Leasehold - share of freehold

Lease: 125 years from 25 December 1992 - 92 yrs unexpired

Service Charge: approx. £1350 p.a. (to be verified)

Ground Rent: £150 p.a. (to be verified)

Managing Agents: Hunters T: 01444 245400

Local Authority: Mid Sussex District Council

Council Tax Band: B

We believe this information to be correct but recommend intending buyers check details personally before exchange of contracts.

