

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

BROADFIELD, WEST HOATHLY, WEST SUSSEX RH19 4QR

ENTRANCE HALL – 16' X 11'6 DOUBLE ASPECT LIVING/DINING ROOM – BALCONY

KITCHEN – TWO DOUBLE BEDROOMS – SHOWER ROOM

UPVC FRAMED DOUBLE GLAZING – ELECTRIC STORAGE HEATERS – STOREROOM

FRONT GARDEN – WEST FACING 36' X 12' REAR GARDEN

NO CHAIN



PRICE .. £155,000 .. LEASEHOLD

DESCRIPTION

A spacious two bedroom first floor maisonette situated in a quiet location within the village of West Hoathly. The accommodation comprises an entrance hall, 16' x 11'6 double aspect living/dining room, balcony, kitchen, two double bedrooms and a shower room. Benefits include uPVC framed double glazing and electric storage heating. Outside there is a front garden and 36' x 12' west facing rear garden which is mainly laid to patio and lawn.

LOCATION

The property is situated in an established quiet no-through road close to the village of West Hoathly within an area of outstanding natural beauty between the Mid Sussex towns of East Grinstead and Haywards Heath. Local facilities comprise a primary school, parish church, shop and two popular pub/restaurants with more extensive shopping facilities being located at East Grinstead, Crawley and Haywards Heath. Three Bridges mainline railway station provides fast and frequent services to London and the South Coast and Gatwick Airport is also within easy reach.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01444 235665

20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431

5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600

The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288

The Green
Newick
East Sussex BN8 4LA

01825 760770

212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377

29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333

39 High Street
Crawley
West Sussex RH10 1BQ

BROADFIELD, WEST HOATHLY, WEST SUSSEX

DIRECTIONS

From Crawley Town Centre take the Crawley Avenue (A2011). At the roundabout take the third exit again onto Crawley Avenue and at the next roundabout take the second exit onto Cophorne Way (A264). Continue along this road taking the second exit at the roundabout onto Cophorne Common Road and third exit at the next roundabout onto Turners Hill Road (B2028). At the cross roads turn left onto North Street and left again onto Selsfield Road. At some distance after the village sign take the turning on the right into Broadfield. Continue straight ahead and the property can be found on the right hand side.

The accommodation with approximate room measurements comprises:

COMMUNAL ENTRANCE HALL storage cupboard.

ENTRANCE HALL front door, cupboard.

LIVING / DINING ROOM (16' x 11'6) double aspect room with window to front and door to balcony, TV and telephone points, two electric storage heaters.

ENCLOSED RAILED BALCONY (7' x 4') double doors to living room, views over rear garden.

KITCHEN (9'9 max x 6'9) window to rear, fitted with a range of wall and base units, sink unit, work surfaces, space for electric oven, space for fridge, plumbing and space for washing machine, larder/storage cupboard, electric radiator.

BEDROOM 1 (12' x 10') **plus** fitted wardrobe, window to front, electric heater.

BEDROOM 2 (10' x 7') window to rear, electric heater.

SHOWER ROOM frosted window to rear, white suite comprising shower cubicle with Aqualisa shower, low level WC, pedestal wash hand basin, part tiled walls, electric heater.

OUTSIDE

FRONT GARDEN pathway to front door, area of lawn.

WEST FACING REAR GARDEN (36' x 12') mainly laid to patio and lawn.

LEASE TERMS

Length of Lease: 125 years from 2002

Ground Rent: £10 per annum

N.B. So as to comply with the requirements of the Estate Agents Act 1979, it should be noted that the vendor of this property is an employee of Howard Cundy Estate Agents.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

www.mansellmctaggart.co.uk

www.primelocation.co.uk

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