



**1 Corrin House**  
32 Oathall Road, Haywards Heath, RH16 3EQ



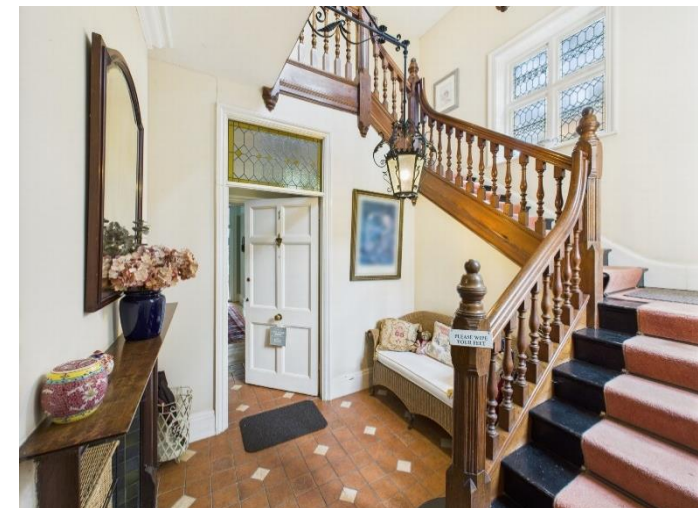
# 1 Corrin House

32 Oathall Road, Haywards Heath, RH16 3EQ

## £700,000 Leasehold & Share of Freehold

This imposing Victorian property is discreetly positioned behind mature hedges and trees in a highly desirable residential area, close to both Haywards Heath town centre and the mainline railway station. A converted in the 1960s from a local school into just three substantial apartments, Flat 1 occupies the entire ground floor and x2 cellars, offering approximately 2,200 sq ft of versatile accommodation. Perfect for those seeking a character home, ideal for downsizers or buyers looking for a prime location lock-up-and-leave property. The apartment benefits from its own private rear entrance as well as access from the original grand reception hall via a private front door into a spacious entrance hall. The interiors boast a wealth of period features, including original panelled doors, fireplaces, parquet flooring, high ceilings, and ornate cornicing. The generous accommodation comprises two elegant reception rooms with fireplaces, a beautifully refitted kitchen with integrated appliances, a useful rear porch/boot room providing access to the workshop and one of the cellars, a master bedroom with en-suite shower room, a large second bedroom with fireplace, and a third bedroom/garden room. The three apartment owners collectively own the freehold and contribute £150 per month to a sinking fund which covers insurance and garden maintenance. Each apartment has an allocated section of the garden on the title deeds, though the gardens are largely communal and professionally maintained. Flat 1 also features a private terrace, greenhouse, a garage situated to the rear, and ample parking to the front and side. Vendor suited. Viewing is strongly recommended to appreciate the size, charm, and flexibility of this outstanding individual home.

Corrin House is located on the east side of Oathall Road, north-east of the town centre and south-east of Clair Park, placing it within easy walking distance of local amenities. The property is ideally positioned for swift pedestrian access through Clair Park to Haywards Heath's mainline railway station, which offers fast commuter services to London Victoria and London Bridge (approx. 47 mins), Gatwick Airport (approx. 15 mins), and Brighton (approx. 20 mins). The town provides a comprehensive range of shops, boutiques, cafes, restaurants, and bars, along with a leisure centre and sixth form college. The area is also well served by both state and private schooling. Excellent road links are available via the B2112, A272, and the A/M23, with junctions at Bolney and Warninglid approximately 5 miles to the west.











#### Approximate total area<sup>(1)</sup>

1825 ft<sup>2</sup>

169.6 m<sup>2</sup>

#### Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>


(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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 a 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.

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