



5 St Josephs Way  
Haywards Heath, RH16 3QY

■ ■ ■ Mark Reville & Co

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**Guide Price £200,000 Leasehold**

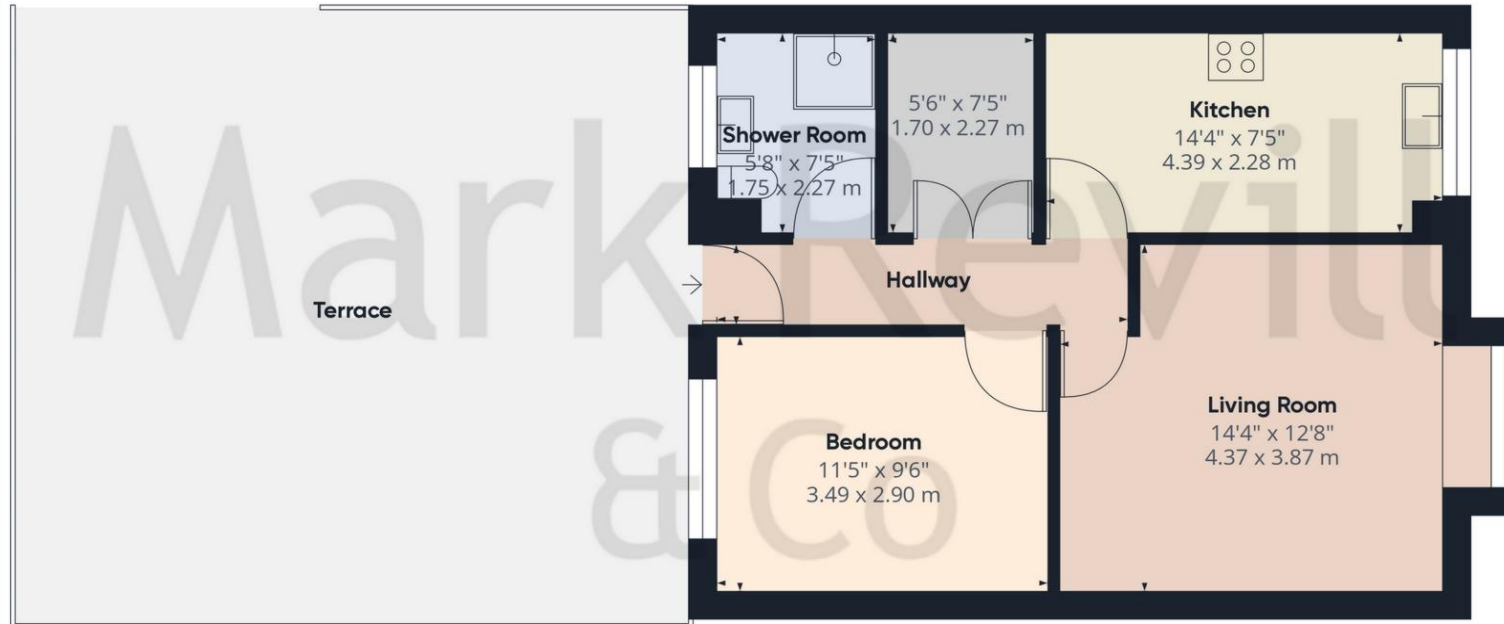
This excellent purpose built first floor 'bungalow style' flat forms part of a unique development set over The Orchards shopping thoroughfare. This splendid flat has its own entrance and private East facing paved sun terrace and the bright and well presented accommodation features a good size living room, double bedroom with built-in wardrobes, shower room, a storage/study area and a comprehensively fitted kitchen. The flat has the benefit of gas fired central heating and double glazing and there is an allocated car parking space close by. The flat being sold with the benefit of no ongoing chain.

Situated in this central location adjacent to The Orchards shopping thoroughfare, close to South Road with its range of shops and banks, Victoria Park with its tennis courts and The Broadway offering an array of restaurants. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), as in the Dolphin Leisure centre, Sainsbury's and Waitrose superstores. The A23 is about 5 miles to the west giving a direct route to the motorway network, whilst Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south and the South Downs National Park is within a short drive providing a beautiful natural venue for countryside walking.

**Service Charge: £467.44**  
**Lease: 147 years.**







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

527.54 ft<sup>2</sup>  
49.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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