



38 Newton Court, Haywards Heath, West Sussex RH16 3BL

GUIDE PRICE ... £300,000-£325,000 ... FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A versatile 3 storey town house with 2 garages in need of general modernisation and reconfiguration to provide up to 4 bedrooms with its own adjoining courtyard garden. Offered for sale with no onward chain and ideally placed between the fashionable Broadway and railway station which are both within a 5 minute walk

Tenure: Leasehold (999 years from 1968) and Share of Freehold

Estate Charge: £324 per annum

Garage area upkeep: £60 per annum

Management Agents: Jonathan Rolls t: 01273 684997

- 5 minute walk to station and the Broadway
- Requires general updating throughout
- Could be reconfigured to create up to 4 beds
- Very clean, tidy & neutral order throughout
- Ground: entrance hall, integral garage, kitchenette, dining room
- 1st: current living room and main kitchen
- 2nd: 2 double bedrooms & refitted bathroom
- Fully enclosed courtyard style garden
- Residents parking & garage 2 in block (No. 6)
- Double glazing – Gas heating to radiators
- For sale with no onward chain
- Ideal first purchase or buy to let investment
- EPC rating: D - Council Tax Band: D



Newton Court is situated on the east side of Perrymount Road backing onto Clair Park equidistant of the railway station and the Broadway with its numerous restaurants, cafés and bars which are both within a 5 minute walk. Haywards Heath railway station provides a fast commuter service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

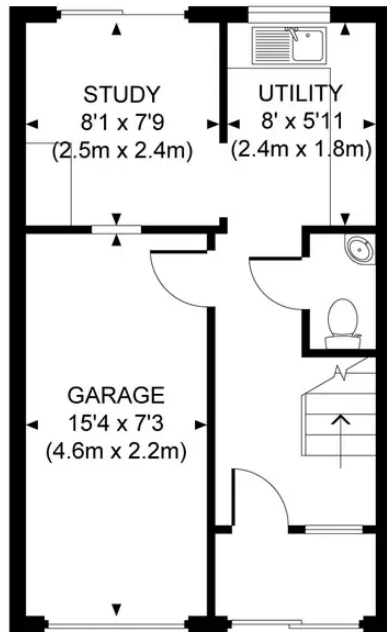
Other nearby facilities include the large Waitrose store, a late-night convenience store, Sainsbury's Superstore, several food outlets and the leisure centre. A gate at the back of the complex gives direct access onto Clair Park, which is the home of Haywards Heath Cricket club and provides a shortcut on foot to the town centre. The town has several other large parks and is close to numerous beauty spots.

By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying about 5 miles to the west at Bolney/Warninglid.

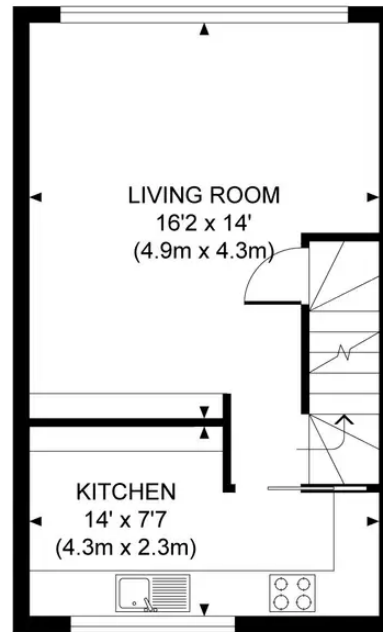




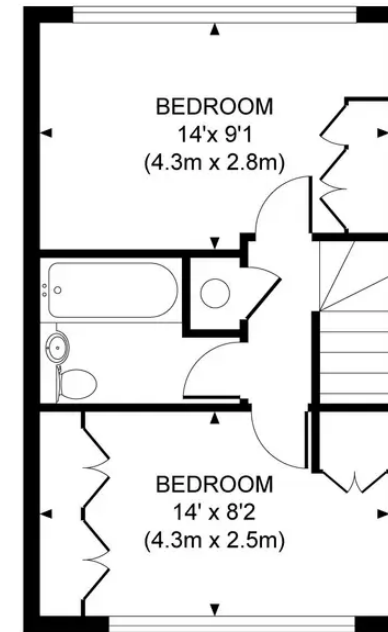
Approximate Gross Internal Area
988 sq ft / 91.8 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.