



**6 Turnberry Court, Iona Way, Haywards Heath, West Sussex RH16 3TD**

Guide Price **£240,000 - £245,000**







A very nicely refurbished 2 bedroom first floor flat with plenty of parking and an extended lease ideally placed on the very edge of the town centre close to the main shopping areas, hospital and within a 0.8 mile walk of the railway station.

Leasehold: 125 years from 14 July 1981 and extended by 90 years in approximately 2019

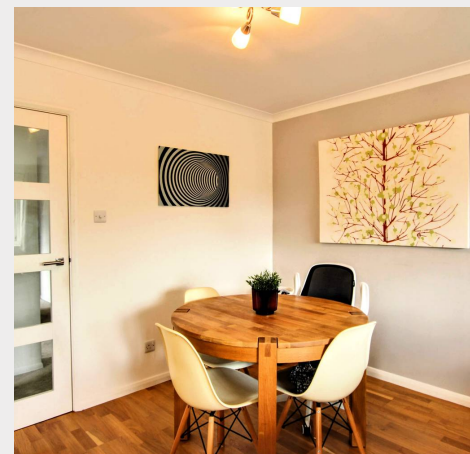
Ground rent: none-payable

Service charge: for the 6 month period September 2024 – March 2025 £610.71

Managing agents: Hunters Group T: 01444 254400

This information is believed to be correct, however intending purchases should check before committing to purchase the property.

- Recently refurbished town centre apartment
- Large open plan lounge/dining room with plenty of light
- Lease extended by 90 years in November 2019
- Lower than average service charges
- No ground rent
- New decoration, flooring and internal doors
- Refitted kitchen and bathroom
- Separate utility cupboard
- Modern gas boiler and double glazed windows
- Allocated and visitors parking (Permit required)
- Within 150 yards of the main shops in South Road
- EPC rating: B – Council Tax Band: C



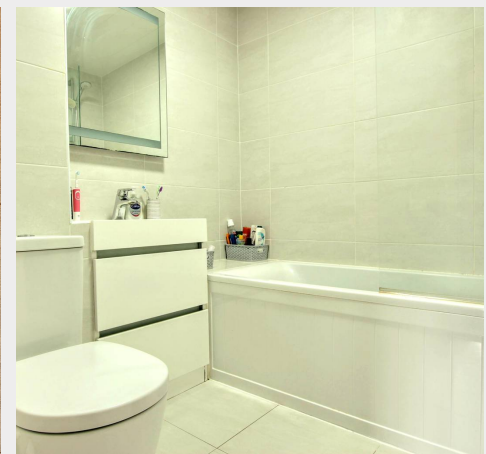


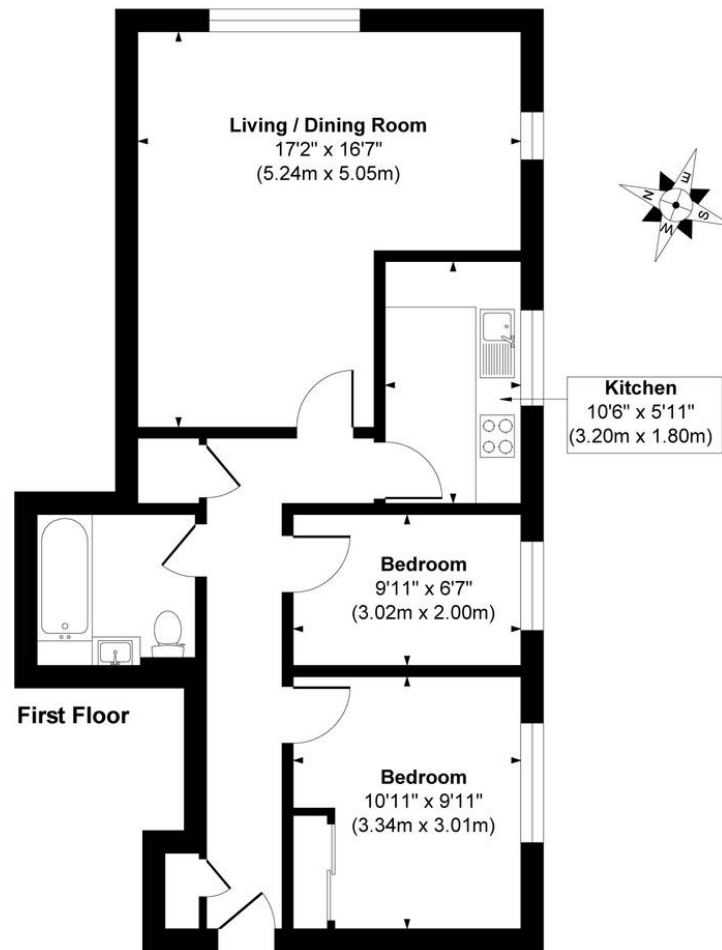
The town has an extensive range of shops and stores in South Road and The Orchards whilst The Broadway is a little further on where there are several restaurants, cafes and bars. There are several large supermarkets including Sainsbury's and the Waitrose store by the station. Schools are well represented, and the property is within walking distance of numerous primary schools, Oathall Community College with its farm and the town also has a leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M 23 which lies about 6 miles to the west at Bolney or Warminglid.

**Distances on foot in miles:**

Railway 0.8, Princess Royal Hospital 0.6, Oathall Community College 1, St Joseph's Primary 0.15, Warden Park Primary Academy 0.4, A23 Bolney 5.5, Gatwick Airport 15, Brighton seafront 14





**Approximate. Gross Internal Floor Area 650 sq. ft / 60.45 sq. m**

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## Mansell McTaggart Haywards Heath

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