



**14 Sussex Court, Ashenground Road, Haywards Heath, West Sussex RH16 4PA**

Guide Price £200,000 – £210,000





A newly refurbished and beautifully presented 1 bedroom top floor south facing double aspect apartment With a newly extended lease, ideally situated on the southern edge of the town centre within a short walk of the shops, fashionable Broadway, hospital and railway station.

Tenure: Leasehold – 224 years from 1991. approximately 190 years remaining

Ground rent: £80 per year for the length of the lease

Service charge: £1545 for the current year

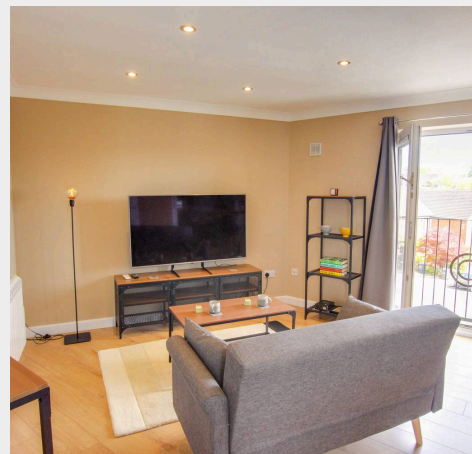
Managing Agents:

Sussex Estate Management Ltd

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- Top floor flat in small town centre complex
- Lease recently extended at great expense
- The subject of almost complete refurbishment
- Beautiful new kitchen and shower room
- Redecorated, new flooring and electric heaters
- Sitting room with Juliette balcony and views
- Double sized bedroom with views
- Fabulous refitted shower room suite
- Allocated parking space (14)
- 1 mile walk to the railway station
- EPC rating: C – Council Tax Band: B



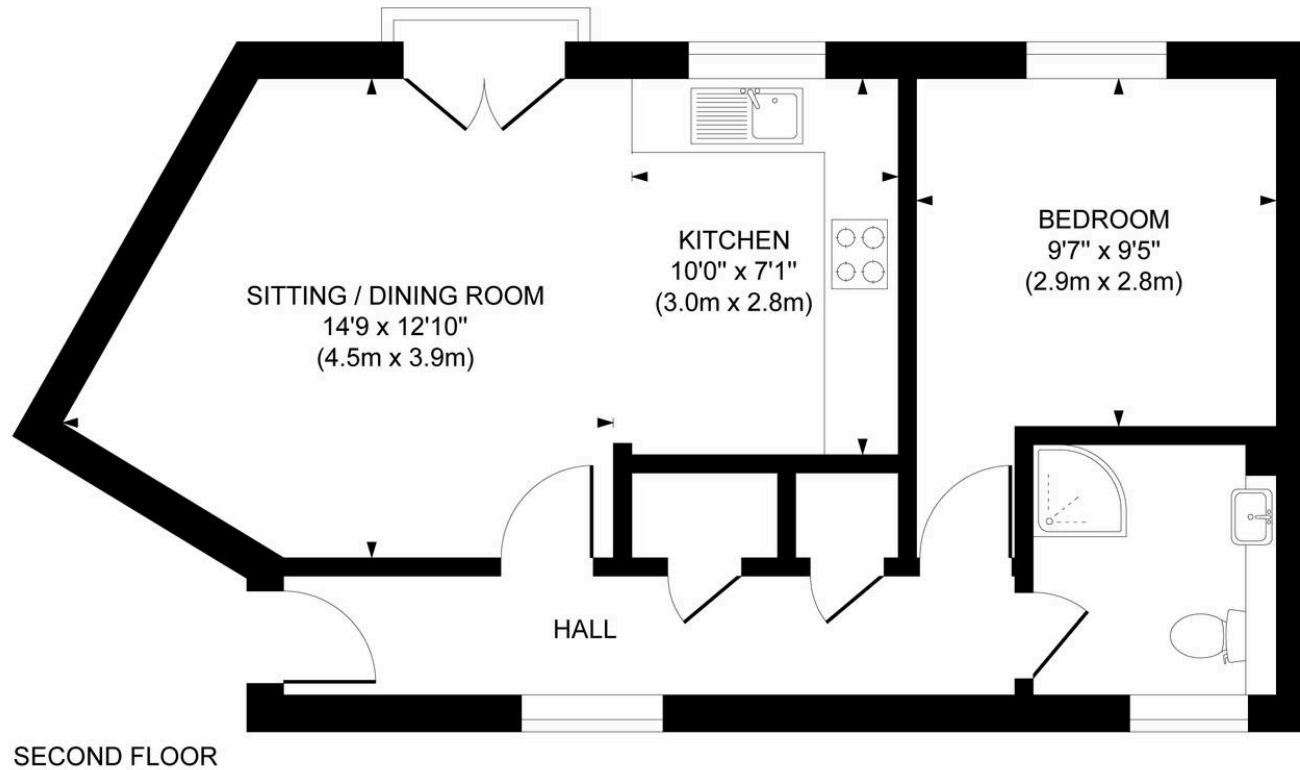


## Location

Sussex Court is situated on the corner of Ashenground Road and Sussex Road on the southern edge of the town centre and is ideally placed within a short walk of all the town's facilities and the Princess Royal Hospital. The town has an extensive range of schools, shops, stores, restaurants, cafes and bars, leisure groups, sports clubs, 6th form college and a leisure centre. The railway station is approximately 1 mile distant and offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to major surrounding areas can be gained via the A272, the B2112 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.



Approximate Gross Internal Area  
464 sq. ft / 43.10 sq. m



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 decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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