



11 Foxhill Court
Sussex Road, Haywards Heath, RH16 4EB

■ ■ ■ Mark Reville & Co

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Guide Price £195,000 Leasehold

This excellent top floor flat offers bright and well presented accommodation with far reaching views. Features include an attractive living room, double bedroom, modern kitchen complete with appliances and a recently refitted shower room. Being at the end, the current owner makes use of the space outside the flat on the communal balcony. The property has the benefit of a telephone entry system, double glazed windows, an allocated parking space plus visitors. The flat is ideal for a first time buyer or a buy to let investor with potential rental income of about £1,000 - £1,100 per calendar month (providing a gross yield of approximately 5.1%).

Foxhill Court lies on the corner of Sussex Road and Triangle Road in this popular central location just a short walk from the town centre offering a wide range of shops and an array of restaurants. Princess Royal Hospital is close at hand and the modern leisure centre is within easy reach as is the mainline railway station offering fast and frequent commuter services to London (Victoria/London Bridge 42-45 minutes). To the west of Haywards Heath lies the A23/M23 giving direct road access to London Gatwick and the south coast.

Ground Rent £150 per annum.

Maintenance £950 per annum.

Buildings Insurance £627.75 per annum.

Lease 125 years from 25th December 1987.

Managing Agents:-

Sinclair Properties Estate Management

Berkeley House Barnet Road St Albans AL2 1BG

Tel: 01727 742968







Shower Room

7'10" x 5'6"
2.39 x 1.68 m

Living Room

15'6" x 8'9"
4.74 x 2.67 m

Kitchen

7'11" x 8'2"
2.43 x 2.51 m

Bedroom

12'2" x 8'6"
3.72 x 2.60 m

Approximate total area⁽¹⁾

409.67 ft²
38.06 m²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

(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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