



**2a Heath Close**

**New England Road, Haywards Heath, RH16 3JW**

 **Mark Reville & Co**

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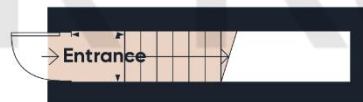
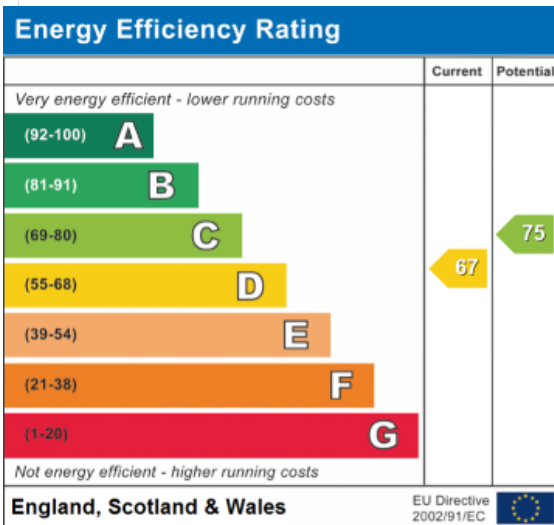
**Guide Price £225,000- £235,000 Freehold**

An attractive 2 bedroom first floor flat situated in a central location with excellent access to transport links, schools, and local amenities. Well-arranged accommodation includes entrance hall and landing, bright and airy living room with plenty of natural light, modern kitchen, two well proportioned bedrooms, stylish family bathroom and front area of garden (scope to create off road parking subject to obtaining the usual planning consents). The property has the benefit of gas central heating, double glazed windows and its own front door. This property presents an excellent opportunity for first-time buyers or investors alike. Owning the freehold with no monthly service charge adds to its appeal, making it a particularly attractive buy-to-let investment

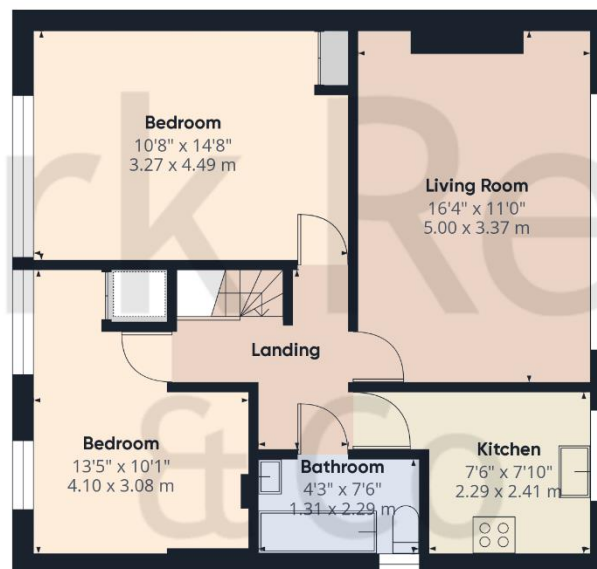
2a Heath Close is ideally positioned for commuters, being just a short distance from Haywards Heath railway station, which offers fast and frequent services to London Bridge, London Victoria, Gatwick Airport, and Brighton. The A272 and A23 are also easily accessible, providing excellent road links to surrounding areas. Haywards Heath offers a wide range of shops, restaurants, and leisure facilities. The Orchards Shopping Centre and Waitrose are nearby, along with several boutique shops and cafés. For those who enjoy outdoor activities, Victoria Park and Clair Park offer green spaces and recreational facilities, while the stunning South Downs National Park is just a short drive away.







Ground Floor



Floor 1



Approximate total area<sup>m</sup>

628.94 ft<sup>2</sup>

58.43 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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