



**9 Kilnarn Court**  
Kilnarn Way, Haywards Heath, RH16 4SE

■ ■ ■ Mark Reville & Co



# 9 Kilnbar Court

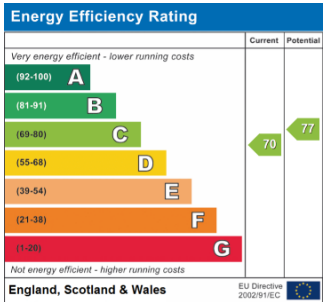
Kilnbar Way, Haywards Heath, RH16 4SE

## Offers in Excess of £190,000 Leasehold

A well presented one bedroom ground floor flat situated in a small and secure development, ideally positioned close to the town centre and local amenities. The property benefits from gas fired central heating, double glazing throughout and residents parking. Internally, the flat offers a light and spacious living room, a modern fitted kitchen, a generous double bedroom and a white bathroom suite. The property would suit a first-time buyer, a downsizer or investor and is offered with a long lease and low outgoings. No upward chain viewing advised.

Kilnbar Court lies on the corner of Kilnbar Way and Bolding Way in this popular edge of town location close to a recently constructed surgery and chemist. Haywards Heath offers a wide range of shops, an array of restaurants, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline railway station providing fast and frequent services to central London (Victoria/London Bridge 43- 45 minutes). The cosmopolitan city of Brighton is about 14 miles distant and Gatwick International Airport lies about 15.5 miles to the north.

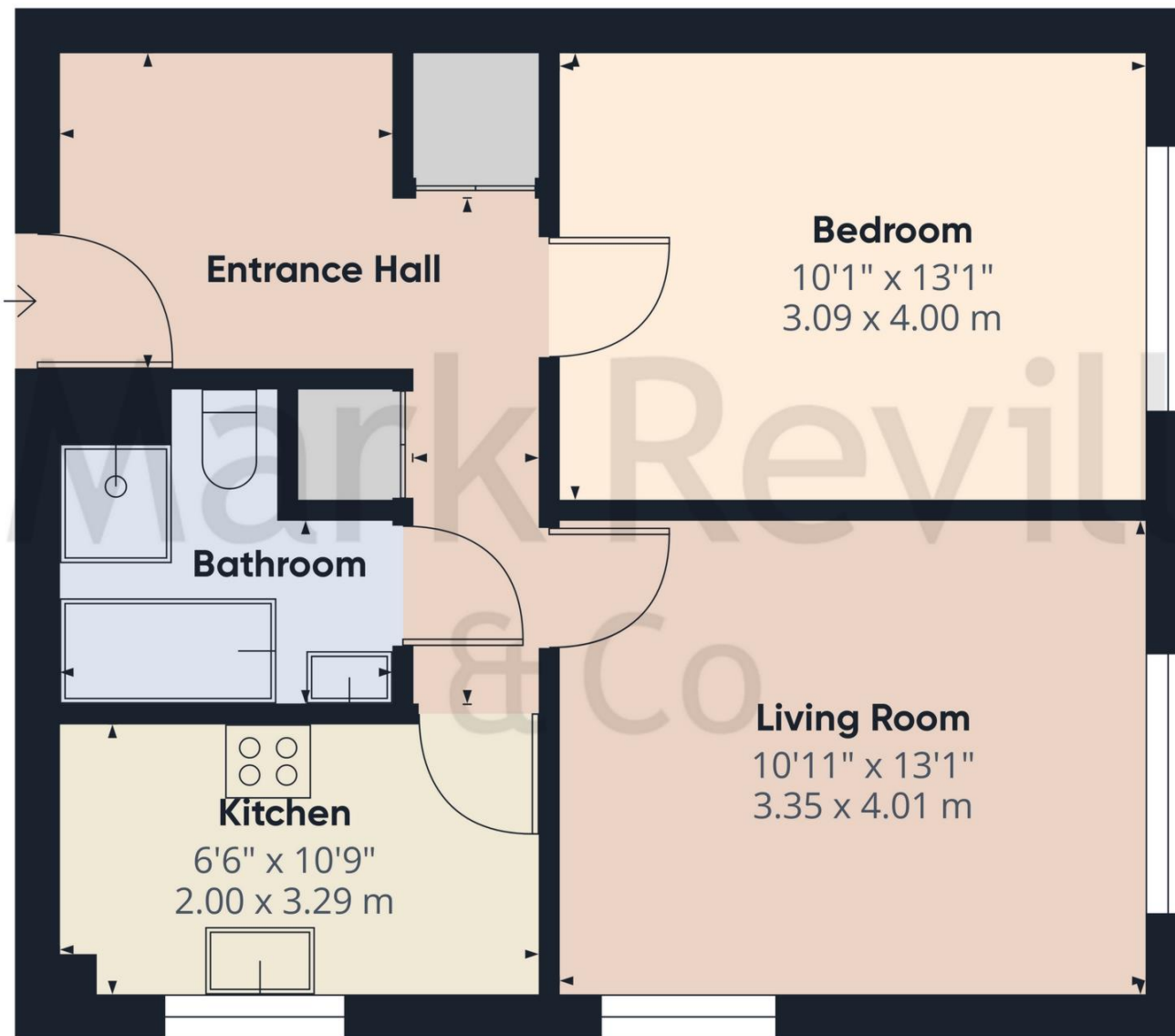
Ground Rent & Service Charge: £1,704 per annum  
Lease: 164 years remaining











**Approximate total area<sup>(1)</sup>**

495.13 ft<sup>2</sup>

46 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 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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