



10 Turnberry Court
Iona Way, Haywards Heath, RH16 3TD

■ ■ ■ Mark Revill & Co

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Guide Price £245,000 Leasehold

This central second floor flat offers a spacious and comfortable living space and features two bedrooms, each with fitted wardrobes, providing ample storage. The modern bathroom is equipped with contemporary fittings, while the separate kitchen offers practicality and functionality for day-to-day living. The highlight of this flat is the L-shaped, double-aspect living/dining room, which floods the space with natural light and provides a flexible area for both relaxation and dining. Additional benefits include gas heating, double glazing, parking and no ongoing chain, ensuring a smooth and hassle-free purchase. With its attractive features and convenient location, this property is a fantastic opportunity for both buy-to-let investors and those looking to get onto the property ladder.

Situated in this convenient central location just a short walk to the town centre with its wide range of shops and to The Broadway with its array of restaurants, whilst the mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Haywards Heath has a modern leisure complex, several parks, a Waitrose and Sainsbury's superstore. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distant to the south whilst the South Downs National Park is within an easy drive offering a beautiful natural venue for countryside walking.

Ground Rent: £70 per annum - reducing to £0 (peppercorn) after 31 December 2103

Service Charge: £1,218 per annum
Lease: 215 years from 1979







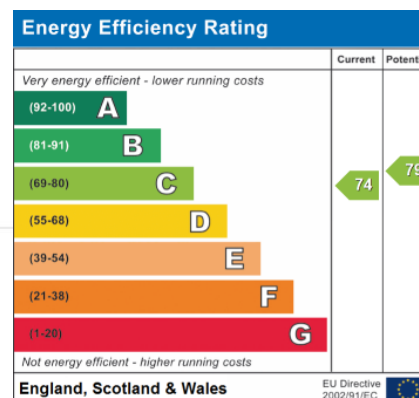
Approximate total area⁽¹⁾
618 ft²
57.4 m²

(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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

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