



2 Heath Court

Heath Road, Haywards Heath, RH16 3AF

 Mark Reville & Co

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Offers in Excess of £95,000 Leasehold

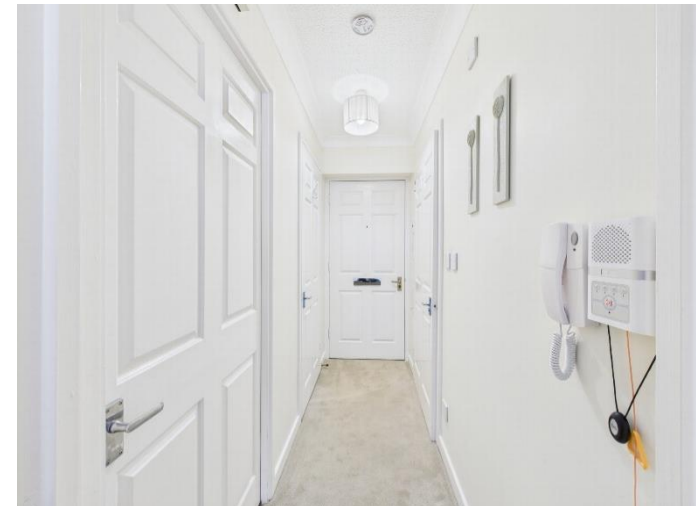
This delightful one bedroom ground floor retirement flat forms part of the sought after Heath Court development, designed for the active over 60s. The well-presented accommodation includes a spacious sitting room with patio doors leading to the outside, a fully fitted kitchen complete with appliances, a double bedroom with a built-in wardrobe and a modern shower room with a walk-in shower. There is also a deep storage cupboard located off the hallway. The property benefits from double glazed windows, recently installed electric storage heaters, a security entry phone system, an emergency call system and an automatic passenger lift to all floors. Residents enjoy the use of a communal lounge with kitchen facilities, a laundry room, attractive communal gardens with a sun terrace, residents' and visitors' parking, and a guest suite available at a nominal charge. Offered with no onward chain and vacant possession, the property is neutrally decorated and ready to move into.

Heath Court occupies a central and convenient position in Haywards Heath, directly opposite a modern health centre and just a short walk from The Broadway, which offers a good selection of shops, cafes, and restaurants. The town centre is also close by, providing a wider range of amenities including banks, a post office, and a Marks & Spencer. Both Waitrose and Sainsbury's supermarkets are easily accessible, and Haywards Heath mainline railway station is within easy reach, offering fast and regular services to London and the south coast.

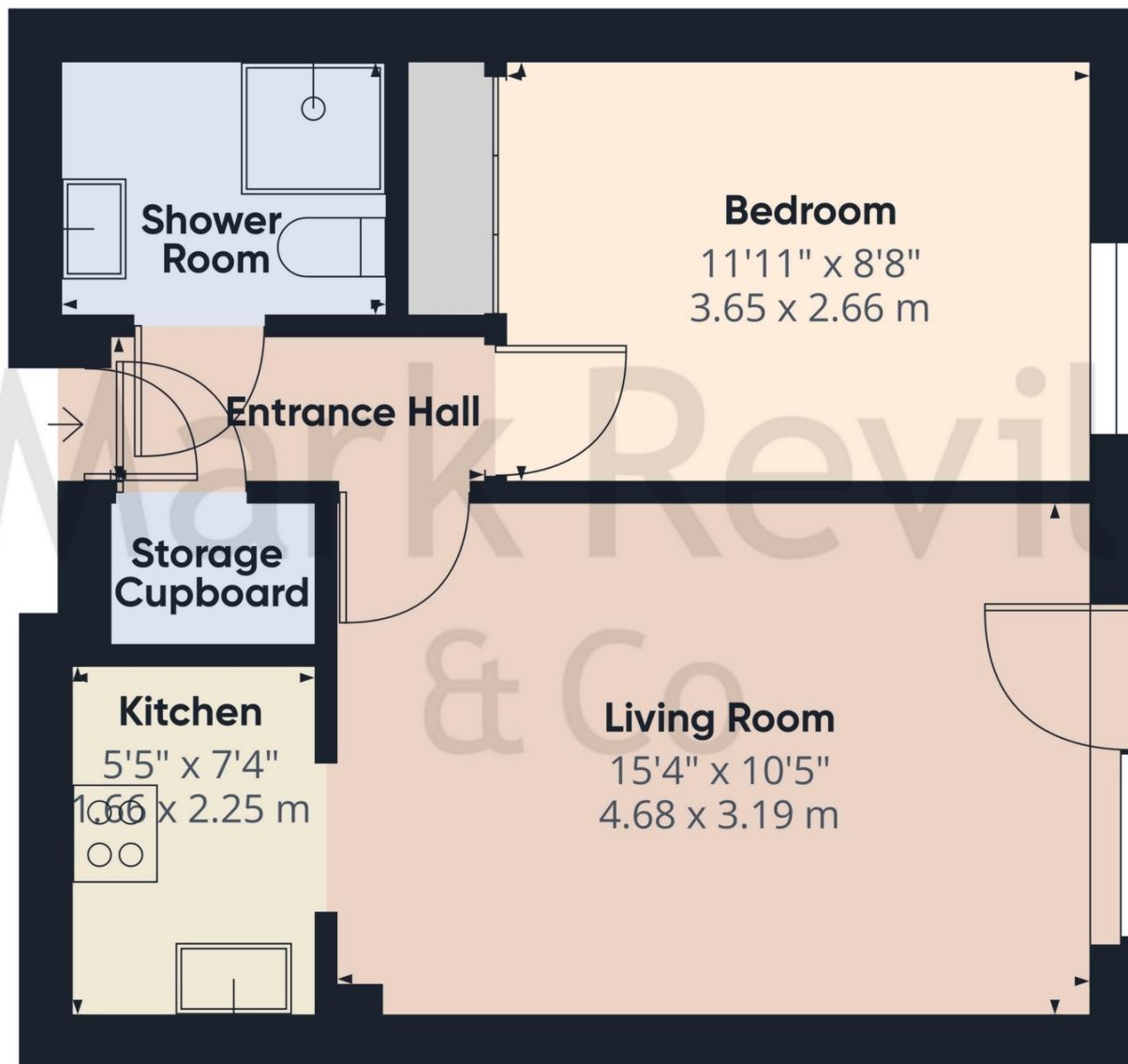
Ground Rent: £500 per annum (to be verified)

Maintenance: £2,577.26 per annum (to be verified)

Lease: To be verified.







Approximate total area⁽¹⁾

398 ft²

36.8 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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